Karen Johnson
Batch # 1146714
06/13/2024 09:52:13 AM
Fees: $13.00 Taxes: $4,806.30

Davidson County
DEEDWARR
2 pgs

20240613-0044272

WARRANTY DEED

JODI JACKS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ATION OR VALUE, WHICHEVER IS
NSFER IS $1,299,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 10/4/2027
(AFFIX SEAL)

File No. AD-24-6823

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel A. Ahearn and Jason A. Lesnick	Old National Bank	
(NAME)	(NAME)	
4105A Oriole Place	101 Northwest Fourth	117-15-3C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kane Harrison and Adair Harrison, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason A. Lesnick and Rachel A. Ahearn, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "A" 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141126-0109080, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141126-0109080, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kane Harrison and Adair Harrison, husband and wife by Warranty Deed from The Baird Graham Company, LLC, a Tennessee limited liability company of record in Instrument No. 20160211-0013179 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on February 11, 2016.

This is property more commonly known as 4105A Oriole Place, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 10th day of June, 2024.

Kane Harrison

Adair Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2024, before me personally appeared Kane Harrison and Adair Harrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY