Karen Johnson
Batch # 1147740
06/17/2024 10:04:28 AM
Fees: $13.00 Taxes: $3,441.00
Davidson County
DEEDWARR
2 pgs
20240617-0045033

WARRANTY DEED

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7467-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Ward Family Trust, dated April 16, 2020	NEW OWNER	104-13-0F-119.00-CO
(NAME)	(NAME)	
4007 Laurawood Lane		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Thirty Thousand And No/100 Dollars ($930,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE PATRICK HARRISON AND ALLISON MILLER HARRISON, TRUSTEES OF THE HARRISON REVOCABLE LIVING TRUST, DATED APRIL 13TH, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WILLIAM WARD, JR. AND SUSANNE JERVIS WARD, TRUSTEES OF THE WARD FAMILY TRUST, DATED APRIL 16, 2020**, HEREINAFTER CALLED THE GRANTEES, 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 No. 119 on the Plan of Revised Site Plan, a Planned Unit Development, Brighton Close, Phase 1-A, 1-B, 1-D and Phase II, as of record in Plat Book 6900, page 869 as revised in Book 7900, page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Patrick Harrison and Allison Miler Harrison, Trustees of the Harrison Revocable Living Trust, dated April 13th, 2009 by Quitclaim Deed from George Patrick Harrison and Allison Miler Harrison, husband and wife of record in Instrument No. 20220105-0001977 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 05, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 119 Brighton Close, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this 12 day of June, 2024.

The Harrison Revocable Living Trust, dated April 13th, 2009

BY: _____, Trustee
George Patrick Harrison
Trustee

BY: _____ Trustee
Allison Miller Harrison
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George Patrick Harrison and Allison Miller Harrison**, with whom I am personally acquainted and who upon oath acknowledged themselves to be the **Trustees** of the **The Harrison Revocable Living Trust**, the within named bargainor, and that they, as such Trustees being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **George Patrick Harrison and Allison Miller Harrison**, as such **Trustees**.

Witness my hand and official seal this the 12 day of June, 2024.

My Commission expires Nov 8, 2027

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON