Karen Johnson Davidson County
Batch# 1148898 DEEDWARR
06/20/2024 07:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20240620-0046019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17TH day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11/2/26

CASSANDRA LAHOUTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2024-05-1814

THIS INSTRUMENT WAS PREPARED and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rachel Hannah McKinney 343 Huntington Ridge Drive Nashville, TN 37211	OWNER	Map/Parcel 161 11 0A 192.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George M. Harris, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Hannah McKinney, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, being Lot No. 192, HUNTINGTON RIDGE TOWNHOUSES Condominiums of record in Plat Book 4675, Page 9, (erroneously referred to as Book 3675 in previous deeds) and as revised in Plat Book 9700, Page 846, Register's Office for said County, described according to the plan to which reference is hereby made for a more complete description.

Being the same property conveyed to George M. Harris, by Warranty Deed from Andrew B. Gibson, Jr. Administrator, C.T.A. for the Estate of Mary Anne Crown, deceased, of record in Instrument No. 20110202-0009181, in the Register's Office of Davidson County, Tennessee, dated January 26, 2011 and recorded on February 02, 2011.

This conveyance is subject to the following: Davidson County property taxes for 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 343 Huntington Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Valerie Harris, spouse of George M. Harris, joins in the execution to convey all her right, title and interest she may have in the subject property, by virtue of her marriage to George M. Harris.

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.

Effective the _____ day June, 2024.

George M. Harris

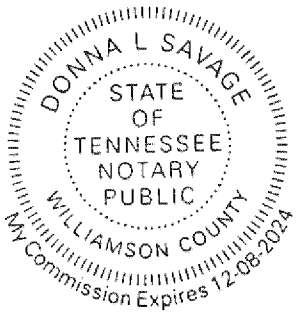
Valerie Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2024, before me personally appeared George M. Harris and Valerie Harris, 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 14th day of June, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/18/2024 (date of document).

Affiant Signature

6/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

