Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF TN<br>COUNTY OF WILLIAMSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19 day of July 2024.<br><br>Notary Public<br>My Commission Expires: 3-24-2027 |

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1160237 DEEDWARR
07/22/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,421.50
20240722-0054745

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Charles Booker III and Emily Dyer 1490 Woodmont Boulevard, Nashville, TN 37215 | Send Tax Bills to:<br>New Owners | Tax Information:<br>Tax Parcel ID No.<br>117-12-0-067.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUKE ROBERT HARRIS, SINGLE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLES BOOKER, III AND EMILY DYER, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, being Lot No. 6, of Block "C'" on the plan of Galecrest Subdivision No. 2, of record in Plat Book 974, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Luke Robert Harris, single by Deed dated February 22, 2022 from Jason L. Daniels and Negar S. Daniels, husband and wife, recorded March 16, 2022, in Instrument Number 202203160030276, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **1490 Woodmont Boulevard, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10 day of July, 2024.

**LUKE ROBERT HARRIS**

STATE OF California )
)
COUNTY OF Los Angeles )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUKE ROBERT HARRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of July, 2024.

Notary Public
My Commission Expires: 12/09/2024

AMELIA LABRADA
Notary Public - California
Los Angeles County
Commission # 2429792
My Comm. Expires Dec 9, 2026

CERTIFICATION

I, Emily Prophet, 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 7-10-2024.

Affiant Signature

7-19-2024
Date

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Sworn to and subscribed before me this 19 day of July 2024.

Notary Signature

My Commission Expires: 7-30-2025

