Karen Johnson Davidson County
Batch# 1165910 DEEDWARR
08/02/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240802-0059044

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-3525

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2024

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Harborview Capital Holdings, LLC 2215 Paseo De Las Americas Suite 25 M#58 San Diego, CA 92154	New Owner	034-13-0-005.00

WARRANTY DEED

FOR AND IN 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,

Peggy J. Higgins, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harborview Capital Holdings, LLC, a South Carolina Limited Liability Company

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 Lot No. 81 on the Plan of Gateway, Section 1 of record in Plat Book 3300, Page (s) 39-40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy Gibbs, unmarried and Wendell Higgins, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Ted N. Bane and Janice L. Bane, Husband and Wife of record in Instrument No. 20030606-0078634 Register's Office for Davidson County, Tennessee, dated May 23, 2003 and recorded on June 06, 2003.

Being the same property conveyed to Peggy Higgins and Wendell Higgins, wife and husband, as joint tenants with the right of survivorship by Quitclaim Deed from Peggy Higgins, F/K/A Peggy Gibbs and Wendell Higgins, wife and husband, who both acquired title as unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20170106-0001874 Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded on January 06, 2017.

The said Wendell Higgins having since passed away on or about November 11, 2023 leaving wife Peggy Higgins as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 461 Janette Avenue, Goodlettsville, TN 37072

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 so 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.

Dated this the 31st day of July, 2024.

Peggy J. Higgins

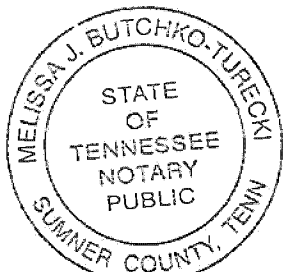
Peggy J. Higgins

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of July, 2024, before me personally appeared Peggy J Higgins, 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 31st day of July, 2024.

Notary Signature
My commission expires:



My Comm. Expires
9/27/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 7/31/2024.

Affiant Signature – Joshua A. Terry

8/01/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/01/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON