Karen Johnson Davidson County
Batch# 1167144 DEEDWARR
08/12/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20240812-0060100

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

2024-06-1926

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 6/25/25

THIS INSTRUMENT WAS PREPARED BY, 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#:
McKenzie Phillips 2043 Hickory Brook Drive Nashville, TN 37076	NEW OWNER	Map/Parcel 097-02-0A-394.00-CO

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, **Michael Harris and Tal Harris, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **McKenzie Phillips, a married 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, Tennessee, being Lot No. 394 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4D of record in Plat at Instrument No. 20140127-0007110, 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 Michael Harris and Tal Harris, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20141125-0108794 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 25, 2014.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, and subsequent years, a lien not yet due or 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 2043 Hickory Brook Drive, Nashville, TN 37076.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

5th

Effective the ~~1st~~ day August, 2024.

Michael Harris

Tal Harris

STATE OF MICHIGAN
COUNTY OF KENT

On this 1ST day of August, 2024, before me personally appeared Michael Harris and Tal 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 1ST day of August, 2024.

Notary Signature
My commission expires: April 29, 2028

TINA COBB
Notary Public - State of Michigan
County of Kent
My Commission Expires Apr 29, 2028
Acting in the County of Kent

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/5/24 (date of document).

Emma Howard
Affiant Signature

8/5/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of August, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL