This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23025-MC

Karen Johnson Davidson County
Batch# 1168336 DEEDWARR
08/13/2024 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240813-0060972

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7th day of August, 2024.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jansen Connor Fuller and Elizabeth Foshee Fuller 820 Harpeth Bend Drive Nashville, TN 37221	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	156-02-0-168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marion M. Booker, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jansen Connor Fuller and Elizabeth Foshee Fuller, husband and wife**, hereinafter called the Grantee(s), his/her/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. 720 on the Plan of SECTION TWO, HARPETH WOODS, of record in Book 5200, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marion M. Booker, by Warranty Deed from Max W. Howland, Jr., unmarried, of record in Instrument No. 20051213-0149820, in the Register's Office of Davidson County, Tennessee, dated December 12, 2005 and recorded on December 13, 2005. And Also see Re-Recorded in Instrument No. 20060224-0021908 in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **820 Harpeth Bend Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number 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 6th day of August, 2024.

GRANTOR:

Marion M. Booker
Marion M. Booker

STATE OF Co
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Marion M. Booker**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2024.

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

Notary Public
My Commission expires: 6/24/28

WHEN RECORDED RETURN TO
Icon Title, LLC
450 St Andrews Dr
Murfreesboro, TN 37128
File No. 11-8858-AJ

202408130060972

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/06/2024.

Affiant Signature

08/08/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/08/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY