Karen Johnson Davidson County
Batch# 1178233 DEEDWARR
09/05/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20240905-0068459

STATE OF TN)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF Sept, 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24080038

Address of New Owner
Barbara Templeton
3614 Meadow Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
129-08-0-025.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Melissa S. Harpole, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Barbara Templeton, unmarried** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Section 1, Warner Park Valley, as shown on plat appearing of record in Plat Book 3600, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 100 feet on the northwesterly side of Percy Warner Boulevard, and extends back between parallel lines, 190.84 feet to a dead line.

Being the same property conveyed to Melissa S. Harpole, unmarried, by Warranty Deed from Marjorie J. Williams Quin, a married woman, dated 07/30/2004 and recorded on 08/04/2004 in Instrument No. 20040804-0093345, Register's Office for Davidson County, Tennessee.

This is property generally located:
1039 Percy Warner Boulevard, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3600, Pages 12-14, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3466, Page 89, and amended in Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465, and Book 3770, Page 81, Register's Office for Davidson County, Tennessee.
4. Subject to the right of way of Percy Warner Boulevard.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Melissa S. Harpole** has caused this instrument to be executed, this the 4 day of Sept, 2024.

Melissa S Harpole
Melissa S. Harpole

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melissa S. Harpole,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 4 day of Sept, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9/4/2024 (date of document).

L. Broner McCoy
Date: 9/5/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 5th day of Sept., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY