# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182554 DEEDWARR
09/17/2024 03:20:30 PM 2 pgs
Fees: $13.00 Taxes: $2,923.00
20240917-0072058

File #24-TC-0308-PILK

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/24/2025

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Bascom Henry, II aka James B. Henry and Tammy Lynn Henry aka Tammy L. Henry, a husband and wife, Trustees of James B. Henry II and Tammy L. Henry Revocable Trust, Dated May 15, 2020** | Mortgage Investors Group | |
| (NAME) | (NAME) | |
| **308 Willow Bough Lane** | 8320 Eastwalker Springs LN #200 | **064 02 0 108.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37138** | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**MATTHEW KORTE, A MARRIED MAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**James Bascom Henry, II aka James B. Henry and Tammy Lynn Henry aka Tammy L. Henry, a husband and wife, Trustees of James B. Henry II and Tammy L. Henry Revocable Trust, Dated May 15, 2020**

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 328 on the Plan of SECTION 19, BRANDYWINE FARMS, of record in Plat Book 5050, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Matthew Korte, an unmarried man, by Warranty Deed from Lauri H. Hodges, an unmarried woman, of record in Instrument No. 20220912-0101562, in the Register's Office of Davidson County, Tennessee, dated September 08, 2022 and recorded on September 12, 2022.

Matthew Korte has since married.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 19, BRANDYWINE FARMS, as recorded in Plat Book 5050, Page(s) 12.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3816, Page 544 and Book 5088, Page 362.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 308 Willow Bough Lane, Nashville, TN 37138.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th day of September, 2024.

Matthew Korte

Megan Shank

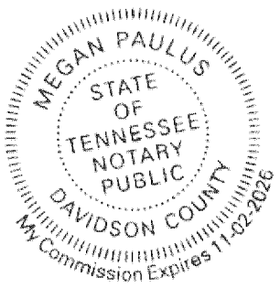
***MEGAN SHANK**, spouse of **MATTHEW KORTE**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **MEGAN SHANK** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2024, before me personally appeared Matthew Korte, 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 17th day of September, 2024.

Notary Signature
My commission expires:

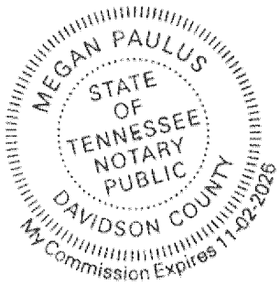



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2024, before me personally appeared Megan Shank, 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 17th day of September, 2024.

Notary Signature
My commission expires:




Certificate of Authenticity

I, Anthony N. Greco, 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 the **17** day of **September**, 20**24**.

Anthony N. Greco, Affiant — **09/17/2024** Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this **17** day of **September**, **2024**.

Commission Expires: July 17, 2027

Notary Public

