39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of September, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/3/2

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1187308 DEEDWARR
09/27/2024 02:34:12 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20240927-0075179

SE 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#:
Sarah Lundeen Garner 5521 Granberry Heights Drive Brentwood, TN 37027	NFM Lending 1190 Winterson Rd Ste 300 Linthicum, MD 21090	Map/Parcel 160-12-0-156.00

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, **Steven H. Harris and Donna M. Harris, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Sarah Lundeen Garner, an unmarried 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:

Being Lot "E" on the plan of the addition to Granberry Heights as of record in Book 5210, page 345, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Westerly margin of Granberry Heights Drive said point being the common corner of Lot "D" and Lot "E" of the aforesaid addition to Granberry Heights; thence, with the common line of Lots "E" and "D" South 52 degrees 32 minutes 04 seconds West a distance of 161.32 feet to a point; thence North 39 degrees 17 minutes 30 seconds West 198.92 feet to a point in the Southerly line of Lot 21 of Granberry Heights, Section 3, the plat of which is of record in Book 4955, page 26, Register's Office of Davidson County, Tennessee; thence with the Southerly line of said Lot 21 North 30 degrees 38 minutes East a distance of 158.25 feet to a point; thence South 82 degrees 57 minutes East a distance of 47.15 feet to the Westerly margin of Granberry Heights Drive, thence with the Westerly margin of Granberry Heights Drive South 37 degrees 27 minutes 56 seconds East a distance of 81.66 feet to the point of beginning.

Being the same property conveyed to Steven H. Harris and wife, Donna M. Harris by Warranty Deed from Nita Anne Smaldone, unmarried of record in Book 8002, page 560, Register's Office for Davidson County, Tennessee, dated December 6, 1989 and recorded on December 11, 1989.

This conveyance is subject to the following: Williamson County and the City of Brentwood property taxes for the year 2024 have been prorated at closing and are the sole responsibility of the Grantee; Williamson County and the City of Brentwood property taxes for the year 2025, and subsequent years, a lien now due and payable but not yet deliquent, 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 5521 Granberry Heights Drive, Brentwood, TN 37027.

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.

Effective the 27 day September, 2024.

Steven H. Harris

Steven H. Harris

Donna M. Harris

Donna M. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of September, 2024, before me personally appeared Steven H. Harris and Donna M. 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 27th day of September, 2024.

Notary Signature
My commission expires:

