Karen Johnson
Batch # 1188625
10/02/2024 10:01:08 AM
Fees: $13.00 Taxes: $1,797.83
Davidson County
DEEDWARR
2 pgs
20241002-0076344

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,900.00

Affiant

Subscribed and sworn to before me, this 30 day of September, 2024.

Notary Public
My commission expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Vernon Deandre Harris **Pamelia Holloway Harris**	NEW OWNER	**114070A02700CO**
2057 Traemoor Village Dr		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lois Elaine Potts, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vernon Deandre Harris and Pamelia Holloway Harris, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 27, on the Plan of TOWNHOMES OF TRAEMOOR VILLAGE, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument Nos. 20080808-0081934; 20210210-0018739; 20210210-0018741 and 20210210-0018742; as amendment to Bylaws recorded in Instrument No. 20210210-0018740 and Instrument No. 20210210-0018743, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lois Elaine Potts, by Quitclaim Deed from Elmer Ray Potts, dated June 3, 2015, of record in Instrument No. 20150609-0054356, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 7142, Page 463 & Instrument NO. 20170921-0097001, said Register's Office.

TVA Easement as shown on the unit plat part of the Restriction Amendment in Instrument No. 20080808-0081934, said Register's Office.

Stormwater Agreement of record in Instrument No. 20061017-0128855, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

2057

This is improved (__X__) unimproved (_____) property known as Traemoor Village Dr, Nashville, TN 37209.

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 in 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. 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.

Lois Elaine Potts Date: 9/30/24

Lois Elaine Potts

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lois Elaine Potts, the within named Grantor(s), 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.

Witness my hand, at office, this 30th day of September 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25