Karen Johnson Davidson County
Batch# 1190249 DEEDWARR
10/04/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20241004-0077347

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$269,000.00**. **Affiant** Subscribed and sworn to before me, this **3rd day of October, 2024**. **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Molina and Laura Molina **461 Janette Avenue** **Goodlettsville, TN 37072**	**New Owner**	**034 13 0 005.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Harborview Capital Holdings, LLC, a South Carolina Limited Liability Company**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Juan Molina and Laura Molina, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of GATEWAY, SECTION 1 of record in Plat Book 3300, Page (s) 39-40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy Gibbs, unmarried and Wendell Higgins, unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Ted N. Bane and Janice L. Bane, Husband and Wife, of record in Instrument No. 20030606-0078634, in the Register's Office of Davidson County, Tennessee, dated May 27, 2003, and recorded on June 06, 2003.

Being the same property conveyed to Peggy Higgins and Wendell Higgins, Wife and Husband, as Joint Tenants with the Right of Survivorship, by Quitclaim Deed from Peggy Higgins, F/K/A Peggy Gibbs and Wendell Higgins, Wife and Husband who both acquired title as Unmarried, as Joint Tenants with Rights of Survivorship, of record in Instrument No. 20170106-0001874, in the Register's Office of Davidson County, Tennessee, dated December 23, 2016, and recorded on January 06, 2017. The said Wendell Higgins died on November 11, 2023, leaving Peggy Higgins as surviving tenant by the entirety.

Being the same property conveyed to Harborview Capital Holdings, LLC, a South Carolina Limited Liability Company, by Warranty Deed from Peggy J. Higgins, unmarried, of record in Instrument No. 20240802-0059044, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **461 Janette Avenue, Goodlettsville, TN 37072**.

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.

Witness my/our hand(s) this 2 **day of October, 2024.**

Harborview Capital Holdings, LLC,
a South Carolina Limited Liability Company

By: _____
Mark W. Weeks, Authorized Agent

STATE OF South Carolina
COUNTY OF Charleston

On this 2 **day of October, 2024, before me, personally appeared Mark W. Weeks, Authorized Agent of Harborview Capital Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Harborview Capital Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Mark W. Weeks, Authorized Agent of Harborview Capital Holdings, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.**

Witness my hand and seal, at office, this 2 **day of October, 2024.**

_____
Notary Signature
My commission expires: _____

KIMBERLY MILLER
NOTARY
My Comm. Exp.
08/02/2032
PUBLIC
SOUTH CAROLINA

HE-2024-435

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/02/24 (date of document).

Affiant Signature

10/03/24
Date

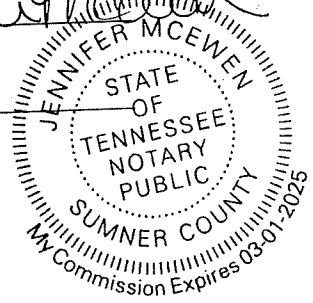
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 3rd day of October, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL