WARRANTY DEED

Karen Johnson Davidson County
Batch # 1193111 DEEDWARR
10/14/2024 09:28:19 AM 2 pgs
Fees: $13.00 Taxes: $2,027.60

20241014-0079284

(SEAL)
JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES:

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)
Harrison Edward Sharitt	**First Community Mortgage, Inc**	
(NAME)	(NAME)	
2106 Avalon Avenue	**262 Robert Rose Drive**	**073 01 0 144.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Murfreesboro, TN 37129**	
(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,

KEVIN M. DEUEL AND MIRIAM B. DEUEL, A MARRIED COUPLE,

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

HARRISON E. SHARITT, UNMARRIED MAN,

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. 32 on the Plan of HIGHLAND VIEW SUBDIVISION of record in Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin M. Deuel and wife, Miriam B. Deuel, by Warranty Deed from Michael W. O'Neill, unmarried, of record in Book 11685, Page 350, in the Register's Office of Davidson County, Tennessee, dated September 23, 1999 and recorded on October 01, 1999.

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 HIGHLAND VIEW, as recorded in Plat Book 1424, Page(s) 39.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1558, Page 354.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **KEVIN M. DEUEL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20241014 0079282 , Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **MIRIAM B. DEUEL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20241014 0079283, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **2106 Avalon Drive, Nashville, TN 37216**.

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 11th day of October, 2024.

Kevin M. Deuel By Loy Carney, Attorney In Fact
Kevin M. Deuel by Loy Carney, Attorney-In-Fact

Miriam B. Deuel By Loy Carney, Attorney In Fact
Miriam B. Deuel by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KEVIN M. DEUEL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KEVIN M. DEUEL**.

Witness my hand and official seal this **11th** day of **October, 2024**.

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MIRIAM B. DEUEL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MIRIAM B. DEUEL**.

Witness my hand and official seal this **11th** day of **October, 2024**.

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026