Karen Johnson
Batch # 1195899
10/21/2024 08:56 AM
Fees: $28.00 Taxes: $2,808.30

Davidson County
DEEDWARR
5 pgs

20241021-0081398

WARRANTY DEED	STATE OF Tennessee COUNTY OF Rutherford The actual consideration or value, whichever is greater for this transfer is $759,000.00 Affiant Subscribed and sworn to before me This 14 day of October, 2024. Notary Public My Commission Expires:

MITCHELL E. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

Address New Owner as:	Tax Bill To:	Map / Parcel
Harris Investment Holdings, LLC **683 Holcomb Bridge Road** **Roswell, GA 30076**	**New Owner**	**094 13 0 051.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **William Allen Morgan and Steve Edward Sanders, Jr.** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Harris Investment Holdings, a Georgia Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly describes as follows:

Land lying and being Lot No. 2 on Mr. Fred Walker's Resubdivision of part of Lots 11-12 of Block "L" as shown on the Plan of Hermitage Addition to Nashville, As of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, and of record in Book 4885, page 151, Register's

Office for said County to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronnie Sanders by deed from Robert D. Dykstra of record in 8384-8389, Ronnie Sanders having since conveyed a ½ undivided interest to Allen Morgan by deed recorded in 8415-8416. Ronnie Sanders having since died testate as evidenced by probate file 11P102, Probate Clerk's Office for Davidson County, Tennessee. Jimmie Lou Sanders, Personal Representative of the Estate of Ronnie Dale Sanders, deceased, having conveyed a ½ undivided interest to Rob Rutherford, Limited Guardian for Steve Edward Sanders by Personal Representative's Deed recorded in Instrument No. 20130823-0088963. Allen Morgan having died leaving Lillian Morgan as heir-at-law. Lilliam morgan having since died leaving William Allen Morgan and Michael Lee Davis as heirs-at-law as shown in Affidavit of Heirship recorded in Instrument No. 20140822-0076810. Michael Lee Davis having conveyed his ¼ undivided interest to William Allen Morgan by Quitclaim Deed recorded in Instrument No. 20240514-0035688. Being the same property conveyed to Steve Edwards Sanders, Jr. by Quitclaim Deed from Rob Rutherford, as Limited Guardian for Steven Edward Sanders, Jr., of record in Instrument No. 20241008-0078100, Register's Office for Davidson County.

This is an improved real property commonly known as 327 Hermitage Avenue, Nashville, Tennessee 37210.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters on Plat Book 4885, Page 151, said Register's Office.
4. Subject to the terms and conditions of any leases, recorded or unrecorded and Addendum to Lease recorded in Instrument No. 20061205-0149739, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this ___ day of October, 2024.

Grantors:

By: William Allen Morgan — **Date** 10/14/2024

By: Steve Edward Sanders, Jr. — **Date**

STATE OF Tennessee }
COUNTY OF Rutherford }

On this 14 day of October, in the year 2024, before me the undersigned, personally appeared William Allen Morgan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 14 day of October, 2024.

MITCHELL E. SHANNON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-19-2026

Notary Public

My Commission Expires:_____

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this ___ day of October, 2024.

Grantors:

_____ _____

By: William Allen Morgan **Date**

Steve Edward Sanders Jr. 10/11/24

By: Steve Edward Sanders, Jr. **Date**

STATE OF _____}
COUNTY OF _____}

On this _____ day of October, in the year 2024, before me the undersigned, personally appeared William Allen Morgan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this ____ day of _____, 2024.

_____

Notary Public

My Commission Expires:_____

STATE OF Indiana }
COUNTY OF Elkhart }

On this 11th day of October, in the year 2024, before me the undersigned, personally appeared Steve Edward Sanders, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 11th day of October, 2024.

Amber Marie Mascola
Notary Public Seal State of Indiana
Elkhart County
Commission # NP0729083
My Commission Expires 09/30/2028

Amber Marie Mascola
Notary Public

My Commission Expires: 9/30/2028