Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17417

WARRANTY DEED

Karen Johnson
Batch # 1202437
11/06/2024 02:31:05 PM
Fees: $13.00 Taxes: $762.20

Davidson County
DEEDWARR
2 pgs

20241106-0086416

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Harris Patricia Harris	Cross County Mtg.	02900010000
(NAME)	(NAME)	
5730 Clarksville Pike	2100 Superior Ave.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Cleveland OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*HUSBAND AND WIFE OH

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara Weatherford, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Danny Harris and Patricia Harris,*** 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 lying the Fourteenth Civil District of Davidson County, Tennessee, by Bates Land Surveying, Jason A. Bates, Tennessee, RLS No. 2197, dated February 7,2003, and further described to wit:
Beginning on a large wooden fence post (old) in the northern margin of State Route #112, said post being the southwest corner of Reinitz (DB #4430, PG #911) and the southeast corner of herein described tract: thence wit the margin of aforementioned road N 39 deg. 57'01"W. 207.90' to a large wooden fence post (old), said post being the southeast corner of Anderson & Woodard (DB#20011101, PG #119431) and the southwest corner of the herein described tract:
Thence wit the line of Anderson & Woodard N 40 deg. 30'00" E 241.47' to a metal fence post (old), said point being the northern most corner of the herein described tract:
Thence with the line of Reinitz (DB#4430, Page #911) S. 03 deg. 53' 27" W 343.78 to the beginning.

Being the same property conveyed to Barbara Weatherford, unmarried, by deed dated of record in Instrument No. 20060810-0098568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5730 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 30th day of October, 2024.

* Barbara Weatherford
Barbara Weatherford

State of Tennessee
County of Davidson

Personally appeared before me Barbara Weatherford, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2024.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 17417