Name and Address of New Owner:
Judith Harris and Glenn Harris
PO Box 1787
Madison, TN 37116

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1222311 DEEDWARR
12/31/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241231-0101611

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **033-12-0-083.00**

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Ruby B. Peal, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Judith Harris and Glenn Harris, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Gateway, Section 1 of record in Book 3300, Page 39, Registers Office for said County.

Said Lot No. 40, which is a corner lot fronts 108.8 feet on the Northerly margin of Friendship Drive and fronts 75.44 feet on the Westerly margin of Friendship Court said frontages being joined by a curve having a length of 36.8 feet and extends back 162.4 feet on the Northerly line and 108.0 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Ruby B. Peal, an unmarried woman, by Warranty Deed from Tony F. Reagan and wife, Marye H. Reagan of record in Book 6160, Page 917, Register's Office for Davidson County, Tennessee, dated October 20, 1983 and recorded on October 21, 1983.

Being improved property known as **209 Friendship Drive, Goodlettsville, TN 37072**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of December, 2024.

/Ruby B Peal (SEAL)
Ruby B. Peal

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ruby B. Peal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand and seal this 31st day of December, 2024.

Notary Public
My commission expires: 9/5/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of December, 2024.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 9/5/2028

File No. GNT-24-3770

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-31-24.

Affiant Signature

12-31-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of December, 2024.

Notary Signature

My Commission Expires: 5-9-26

