WARRANTY DEED

Karen Johnson
Batch # 1236532
02/12/2025 10 08 53 AM
Fees $13 00 Taxes $1,147 00

Davidson County
DEEDWARR
2 pgs

20250212-0010647

PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 4/20/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Ascend Rentals, LLC	New Owner(s) Ascend Rentals, LLC	119-3-147
(NAME) 761 Plantation Blvd.	(NAME) 761 Plantation Blvd.	
(ADDRESS) Gallatin, TN 37066	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250187

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mitchell W. Harper, a married man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ascend Rentals, LLC, a Tennessee Limited Liability Company,** 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

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 77 on the Plan of Section 2, Hill-N-Dale, of record in Book 4175, page 5, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to R. Craig Harper, unmarried, by Warranty Deed from James Floyd Bryce Hawks and wife, Nancy Marie Hawks, dated 02/03/1984 and filed of record in Book 6228, page 585, Register's Office for Davidson County, Tennessee

The said Craig Harper died intestate a citizen and resident of Davidson County, Tennessee on or about 04/24/2019 Pursuant to Affidavits of Heirship of record in Instrument Nos 20200819-0093064 and 20210204-0016033 said Register's Office, the said Craig Harper is survived by his nephew, Mitchell W Harper, his sole heir at law

Craig Harper, Ronald Craig Harper and R Craig Harper are one and the same person

RESTRICTIONS

If applicable, this conveyance is made subject to restrictions appearing of record in Book 4206, page 106, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Unimproved ☐

This is improved ☒ property, known as 452 Foothill Drive, Nashville, TN 37217
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 11th day of February, 2025

Mitchell W Harper

Mitchell W Harper

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mitchell W Harper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11th of February, 2025

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY