Warranty Deed

Karen Johnson Davidson County
Batch# 1242442 DEEDWARR
03/03/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250303-0015505

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

Notary Public

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jordan Wesley Flower McKenna Flower	New Owner	073-09-0-080.00
2420 McGinnis Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHASE BENTLEY HARRIMAN AND HANNAH LEA HARRIMAN, TRUSTEES OF THE 2420 REVOCABLE TRUST DATED DECEMBER 5, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN WESLEY FLOWER AND MCKENNA FLOWER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 85 on the Plan of Gibson Heights, of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 85 fronts 80 feet on the Southerly side of McGinms Drive and extends back 184.06 feet on the Westerly linc and 174 28 feet on the Easterly line to a dead line measuring 80.5 feet thereon.

Being the same property conveyed to Chase Harriman and Hannah Harriman, husband and wife by Warranty Deed from Kelly Hosket f/k/a Kelly Enright and spouse, Michael Hosket of record in Instrument No. 20200706-0072471 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on July 06, 2020.

Being the same property conveyed to 2420 Revocable Trust by Quitclaim Deed from Chase Harriman and Hannah Harriman of record in Instrument No. 20201214-0146386 Register's Office for Davidson County, Tennessee, dated December 05, 2020 and recorded on December 14, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2420 McGinnis Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2025.

2420 Revocable Trust dated December 5, 2020

By: _____
Chase Bentley Harriman, Trustee

By: _____
Hannah Lea Harriman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chase Bentley Harriman and Hannah Lea Harriman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the 2420 Revocable Trust dated December 5, 2020, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1-22-29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian 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 Feb 28, 25 (date of document).

Jennifer L. Pennell

Feb 28, 25

Date

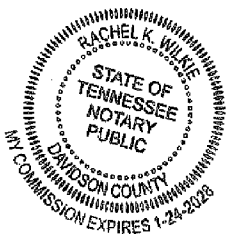
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 28, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal