This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1247273 DEEDWARR
03/14/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,474.45
20250314-0019142

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $398,500.00

Affiant Signature

Subscribed and sworn to before me on this the 10TH Day of MARCH 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Harvill Blair Havens
1423 Monetta Ave
Nashville, TN 37216

SEND TAX BILLS TO:
Harvill Blair Havens
1423 Monetta Ave
Nashville, TN 37216

MAP AND PARCEL NUMBER: 07211017200

WARRANTY DEED
25NT00108

Effective the 10TH Day of MARCH, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Andrea Georgiou and Brandon Scarberry, Wife and Husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Harvill Blair Havens, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 18 on the plan of Montgomery Heights, of record in Plat Book 332, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrea Georgiou, an unmarried person from John Blackwell, married, by Warranty Deed dated 08/15/2017 and recorded 08/16/2017 in Instrument No. 20170816-0084339, Register's Office of said County.

This is an improved property commonly known as: 1423 Monetta Ave, Nashville, TN 37216-3824

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10TH day of MARCH, 2025

Andrea Georgiou

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Andrea Georgiou,** the within named bargainer, 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.

Notary Public
My Commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Brandon Scarberry

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brandon Scarberry,** the within named bargainer, 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.

Notary Public
My Commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-10-2025 (date of document).

Affiant Signature

3-11-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of March, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26