Karen Johnson Davidson County
Batch# 1256085 DEEDWARR
04/03/2025 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250403-0025522

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$290,000.00**

Subscribed and sworn to before me this 1st day of April, 2025.

Notary Public **Affiant**
My Commission Expires: 9-8-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jordan Johnson **622 Delaware Avenue** **Nashville, TN 37115**	Same as New Owner	**043-09-0-403.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicola Harger and Christian Harger**, a married couple, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Jordan Johnson**, a single person, the Grantee(s) herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, Block F, as shown on the map entitled Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NICOLA HARGER AND CHRISTIAN HARGER, A MARRIED COUPLE, by deed from KUDZU REAL ESTATE, INC., of record in Instrument No. 20161108-0118043, dated November 2, 2016, said Register's Office.

This is improved property known as: 622 Delaware Avenue, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 1st day of April, 2025.

Nicola Harger

Christian Harger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Nicola Harger and Christian Harger,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 1st day of April, 2025.

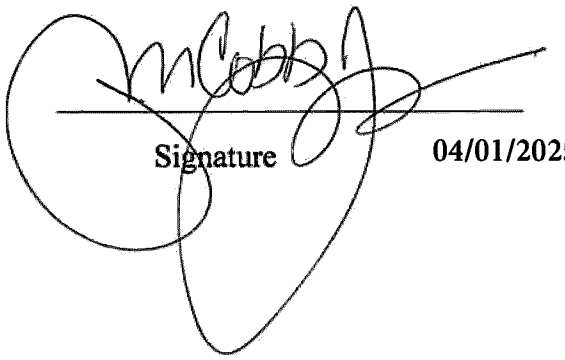
My Commission Expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **April 1, 2025.**



Signature 04/01/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 1st day of April, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

