Karen Johnson Davidson County
Batch# 1267673 DEEDWARR
05/02/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20250502-0034142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026
(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80235

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robyn Day	NEW OWNER	135120E23100CO
(NAME)	(NAME)	
2462 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Six Thousand And No/100 Dollars ($296,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANIEL HARRIS AND AMANDA L. HARRIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBYN DAY, A SINGLE WOMAN, 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:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Unit No. 231, on the Plan of Nashboro Village Tract #21, Phase II, as shown by plat appearing of record in Book 4660, page 159, as amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc., appearing of record in

Instrument No. 20050222-0018814, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the property conveyed to Daniel Harris and Amanda L. Harris, husband and wife, by Warranty Deed from Marsha D. Goss, dated August 30, 2016, appearing of record in Instrument No. 20160831-0091551, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 2462 Nashboro Blvd, 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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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, 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 1st day of May, 2025.

Daniel Harris

Daniel Harris

Amanda L. Harris

Amanda L. Harris

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 1st day of May, 20 25, before me personally appeared Daniel Harris and Amanda L. Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Printed Name: Breanna Laux

My Commission Expires: 12-19-26

Certificate of Authenticity

I, Barbara McGinty, 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 5-1-2025 (date of document).

Affiant Signature

Date 5-1-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1ST day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER