This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24223-AP

Karen Johnson Davidson County
Batch# 1277024 DEEDWARR
05/22/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250522-0040578

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF PASQUOTANK

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant's

JACQUELINE F KRETZER
Notary Public - North Carolina
Chowan County
My Commission Expires Nov 8, 2026

Subscribed and sworn to before me, this the 21st day of May, 2025.

Notary Public
My Commission Expires: 11/08/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason M. Pharr Tina K. Pharr 7305 Dunaway Dr. Nashville TN 37221	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	128-09-0-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Edna Ann Locke, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason M. Pharr and Tina K. Pharr, 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 all of Lot No. 22, Section One, Dunaway Woods, according to survey and plat of same appearing of record in Book 5200, page 132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Isaac Stephen Locke and wife, Edna Ann Locke by Warranty Deed from Mark T. Gunter and wife, Laura J. Gunter, dated March 17, 2003, recorded March 18, 2003, of record in Instrument No. 20030318-0035550; as re-recorded in Instrument No. 20030402-0043204, Register's Office for Davidson County, Tennessee. The said Isaac Stephen Locke having since died on June 13, 2009, property vesting in Edna Ann Locke by operation of law as sole surviving heir in the entirety.

This Instrument executed on behalf of Edna Ann Locke ("Principal") by Charles S. Locke pursuant to the Power of Attorney of record in Instrument Number 20230925-0075327, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7305 Dunaway Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2025.

GRANTOR:

Edna Ann Locke by Chas S Locke as Attorney-in-fact

Edna Ann Locke by Charles S. Locke as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles S. Locke the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Edna Ann Locke("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of May, 2025.

Griffin S Dunham

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

202505220040578

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/22/2025.

Affiant Signature

05/22/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/22/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

