Karen Johnson Davidson County
Batch# 1278719 DEEDWARR
05/29/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250529-0042173

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

John R. Hall Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th **DAY OF MAY, 2025.**

Sandra L Mitsos
Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09478

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lauren Scheff and Justine Madero 217 Downeymeade Drive Nashville, TN 37214	Mortgage Investors Grp 8320 E Walker Springs Lane Knoxville TN 37923	085-07-0-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steve Hampton Harman, Jr. and Amy Elizabeth Harman, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justine Madero, an unmarried person and Lauren Scheff, an unmarried person, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors 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. 237 on the Plan of Stanford Country Club Estates, Section IV of record in Plat Book 2900, Pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clint Ralph Williams and Teresa Sue Williams, husband and wife by Warranty Deed from Sherrie Lynn Hughey Rood, aka Sherrie L. Hughey, unmarried of record in Instrument No. 20100420-0029707 Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 20, 2010.

Being the same property conveyed to Amy Elizabeth Harman and Steve Hampton Harman, Jr., wife and husband by Warranty Deed from Clint Ralph Williams and Teresa Sue Williams, husband and wife of record in Instrument No. 20230824-0066232 Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 24, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 217 Downeymeade Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 28th day of May, 2025

Steve Hampton Harman, Jr.

Amy Elizabeth Harman

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve Hampton Harman, Jr. and Amy Elizabeth Harman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 28th day of May, 2025.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

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 05/29/2025.

Affiant Signature

05/29/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/29/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY