Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible]ashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1280185 DEEDWARR
06/02/2025 10 22 17 AM 2 pgs
Fees $13 00 Taxes $1,517 37

20250602-0043032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,100 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Zachary Michael McHarris		
(NAME) 206 Fall Street	(NAME) NEW OWNER	083-06-0-189 00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SUSAN COLLEY CROWDER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY MICHAEL MCHARRIS, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being the East half of Lot Number 11 on the Map of Sneed and Hamilton's Resubdivision of Lots Number 2, 3 and other lots in Brownsville of record in Plat Book 161, Page 149, Register's Office for Davidson County. Said part of said lot fronts 50 feet on the South side of Fall Street and runs back between parallel lines 130 feet to an alley.

Being a portion of the same property conveyed to Susan Colley Crowder by Special Warranty Deed from Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley and Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005 and Alexander Brandau, IV as Successor Co-Trustee of the John G. Colley Living Trust U/A/D August 19, 2005 of record in Instrument No. 20220729-0086693 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on July 29, 2022 and Corrective Special Warranty Deed Recorded on September 16, 2022 and Instrument No. 20220916-0103568.

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

unimproved
This is improved x property, known as 206 Fall Street, Nashville, TN 37206
(House Number) (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 my hand this 29 day of May, 2025

Susan Colley Crowder

SUSAN COLLEY CROWDER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Colley Crowder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 2025.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Commission expires.

John Gregory Hardeman

Notary Public

CH2025-561