Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

25-5071

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **WILSON**
Karen Johnson Davidson County Batch# 1280881 DEEDWARR 06/03/2025 02:35:30 PM 3 pgs Fees: $18.00 Taxes: $2,294.00 20250603-0043591	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$620,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **05/29/2025** Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5071

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Harrison and Karen Harrison	**Michael Harrison and Karen Harrison**	**180-04-0-B-137.00 CO**
3557 Fair Meadows Drive Nashville, TN 37211	**3557 Fair Meadows Drive Nashville, TN 37211**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Lee Floyd and Alana R. Houston, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Harrison and Karen Harrison, 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 Lot No. 142, on the Plan of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Lee Floyd and Alana R. Houston, husband and wife by Warranty Deed dated September 3, 2019, from Joshua D. Dutcher, unmarried and Alexis H. Dutcher n/k/a Alexis H. Gregg, unmarried, recorded September 9, 2019, in Instrument Number 20190909-0090488, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3557 Fair Meadows Drive, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **May, 2025**.

James Lee Floyd

Alana R. Houston

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Lee Floyd and Alana R. Houston,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **May, 2025**.

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
10-26-25

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Alex Shaver, 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 May 29, 2025 (date of document).

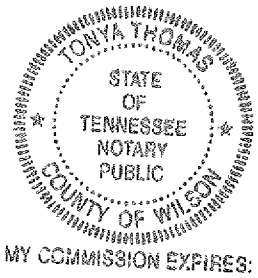
Alex Shaver
Affiant Signature

6-3-2025
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 3 day of June, 2025.



Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25