 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2025. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kathleen M. Duffy & Dan B. Duffy	New owner	**117-03-0D-205.00-CO**
205 Hillsboro Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jonathan Harris and Karen Harris, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Kathleen M. Duffy and Dan B. Duffy, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 205, Hillsboro Station Condominiums, as shown on Plat of record in Book 6250, Pages 751, 752 and 753 and as established under Master Deed of record in Book 6740, Page 37, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jonathan Harris and Karen Harris, Husband and Wife by Warranty deed from Benjamin J. McMichael, married and Frank Gay McMichael, married of record in Instrument No. 20140923-0087418 Register's Office for Davidson County, Tennessee, dated September 19, 2014, and recorded on September 23, 2014.

This is improved property known as **205 Hillsboro Place, Nashville, TN 37215.**

Karen Johnson Davidson County
Batch# 1292679 DEEDWARR
07/02/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250702-0052245

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 30th June, 2025.

Jonathan Harris

Karen Harris

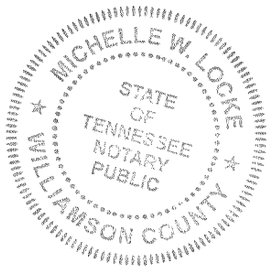
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jonathan Harris and Karen Harris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of June, 2025.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25



Lenders Title Company File No. 25-002312-524

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True Copy Certification

I, John W. Bishop, 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 this the 30 day of June, 2025.

Affiant Signature
Date 7/1/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026