AFTER RECORDING RETURN TO:
Wesley Harding
107 Elizabeths Court
Antioch, TN 37013
File No. 74976419

Karen Johnson Davidson County
Batch# 1303010 DEEDWARR
07/28/2025 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20250728-0059492

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081Parcel ID No.: 149 02 0C 007.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 25 day of JULY 2025, by and between **Darlene L. Harrod, unmarried, individually and as surviving spouse of Larry G. Harrod, deceased,** residing at 291 Paragon Mills Road, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Wesley Harding, a single man,** residing at 107 Elizabeths Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 107 Elizabeths Court, Antioch, TN 37013

Being the same property conveyed to Larry G. Harrod and wife Darlene L. Harrod, by deed dated May 28, 1999 of record in Deed Book 11510, Page 158 Instrument/Case No. 0595269, in the County Clerk's Office.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Darlene L. Harrod

Darlene L. Harrod

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Darlene L. Harrod** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 25 day of July, 20 25.

Kimberly Kronick

Notary Public

My Commission expires: 07/03/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 Jw 210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Darlene L. Harrod
Affiant

Print Name: DARLENE L. HARROD

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25 day of July, 2025

Kimberly Kronick-Worrall
Notary Public
My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Wesley Harding
107 Elizabeths Court
Antioch, TN 37013

Name and address of property owner:

Wesley Harding
107 Elizabeths Court
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 149 02 0C 007.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7, A PORTION OF A PLANNED UNIT DEVELOPMENT, STERLING WOOD OF RECORD IN PLAT BOOK 6250, PAGE 648, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS IS A PURCHASE MONEY TRANSACTION

Commonly known as: 107 Elizabeths Ct, Antioch, TN 37013-1761

Being the same property conveyed to Darlene L. Harrod, by deed dated May 28, 1999 of record in Deed Book 11510, Page 158 Instrument/Case No. 0595269, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider , 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 7/25/2025 (date of document).

Affiant Signature

Jul 28, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 28 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF MICHIGAN NOTARY PUBLIC

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202507280059492