Karen Johnson Davidson County
Batch# 1303365 DEEDWARR
07/29/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250729-0059901

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2025.**

**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-NSH25-09948**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James Eby and Heidi Harrom<br>4805 Concord Drive<br>Hermitage, TN 37076 | NEW OWNER | 075 04 0B 002.00 |

# 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, **Hannah Leigh Allen, an unmarried woman and Dalton Thomas Crum, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Eby and Heidi Harrom, husband and wife**, 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 Unit B, together with Common areas, as established by Declaration of Covenants, Conditions and Restrictions for THE HOMES AT 4805 CONCORD DRIVE of record as Instrument No. 20190708-0066365 and being shown on Plat attached thereto as Exhibit "B", in the Registers 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 Hannah Leigh Allen, an Unmarried Woman and Dalton Thomas Crum, an unmarried man, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191203-0124301, in the Register's Office of Davidson County, Tennessee, dated December 02, 2019, and recorded on December 03, 2019.

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: 4805 Concord Drive, Hermitage, TN 37076

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 29th day of July, 2025

Hannah Leigh Allen

Dalton Thomas Crum

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 Hannah Leigh Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 29th day of July, 2025.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

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 Dalton Thomas Crum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 29th day of July, 2025.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

# TRUE COPY CERTIFICATION

**Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021**

I, Sandy Mitsos *(custodian's name)*, 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 July 29, 2025 *(date of document)*.

Custodian's Signature — 7/29/25 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 05/31/2026

CHRISTI M. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires on 05/31/2026

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