Karen Johnson Davidson County
Batch# 1311005 DEEDWARR
08/15/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250815-0065237

Name and Address of New Owner:
Travis Harper and Skye Harper
1800 Merritt Street
Old Hickory, TN 37138

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 053-06-0B-030-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robyn Greene, widowed**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis D. Harper, and Skye Joy Harper, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No 77 on the Plan of Waterford Subdivision, Phase Two, as of record in Plat Book 7900, Page 412, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robyn Greene and husband, William Greene, by Warranty Deed dated July 11, 2007 from Scott S. Bonner and wife, Jordan Bonner, recorded July 18, 2007 in Instrument No. 20070719-0086051 in the Register's Office. William Greene having since died, leaving Robyn Greene, sole owner, as surviving tenant by the entirety

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

N WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2025.

Robyn Greene (SEAL)
Robyn Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Robyn Greene, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of August, 2025.

Notary Signature
My commission expires: 3/20/29

DAVIDSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
TINA LOWNDEN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly Beard
(Affiant)

Sworn to and subscribed before me this
12th day of August, 2025.

Notary Public
My commission expires: 1/25/26
File No. 2025-8173-MA

E. PRUESSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/12/25 (date of document).

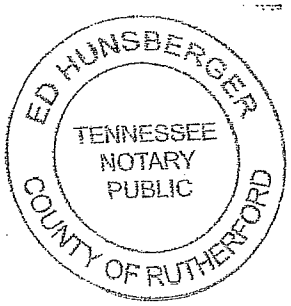
Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of August, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26