Karen Johnson Davidson County
Batch# 1314806 DEEDWARR
08/26/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250826-0068226

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751638

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of August, 2025.

Notary Public
My Commission Expires: 9-5-2028

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Edward Melvyn Reed 4132 Philhall Pkwy Antioch TN 37013	new owners	Tax Parcel ID No. 150-04-0-132.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Belinda K. Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Edward Melvyn Reed, a married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 630 on the Revised Plan of Kensington of Priest Lake, Phase III, of record in Book 6900, Page 236 Register's office for Davidson County, Tennessee.

Said Lot N. 630 front 97.00 feet on the southwesterly side of Philhall Parkway and runs back 125.00 feet between parallel lines to a line in the rear which measures 97.00 feet thereon.

Being the same property conveyed to David E. Harris, Jr. and wife, Belinda K. Harris by Warranty Deed from Phillips Builders, Inc of record in Book 7807, page 367, Register's Office for Davidson County, Tennessee, dated March 31, 1989 and recorded on April 03, 1989.
The said David E. Harris, Jr., now being deceased on November 22, 2008, in Davidson County, Tennessee.

Angela Michelle Harris, joins in this conveyance for the purposes of conveying all right, title, and interest she may have in and to the above described property as spouse of Belinda K. Harris.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6300, Page 236, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7149, Page 669, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4132 Philhall Pkwy Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 15th day of August, 2025.

Belinda K. Harris

Angela Michelle Harris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Belinda K. Harris and Angela Michelle Harris , 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.

Witness my hand, at office, this 8th day of August, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28, 2026

Certificate of Authenticity

I, Holly A Nason, 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 8/25/25.

Holly A Nason
Affiant Signature

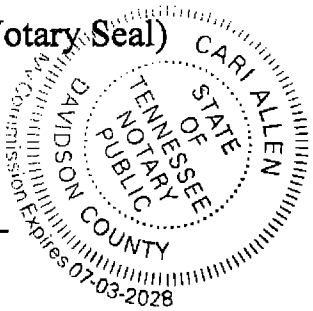
8/25/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2025

Notary's Signature

(Notary Seal)



My Commission Expires: 7-3-28