Karen Johnson Davidson County
Batch# 1315831 DEEDWARR
08/28/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20250828-0069130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

Y-FSBO-25-3033

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kerri Latham, Harmony Latham and Garrett Latham	**Same as New Owner's**	
(NAME) **3033 Greer Rd.**	(NAME)	**011 00 0 002.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARMONY LATHAM, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KERRI LATHAM, AN UNMARRIED WOMAN AND HARMONY LATHAM, AN UNMARRIED WOMAN AND GARRETT LATHAM, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by John R. Alley, Surveyor, dated June 1965, as follows:

Beginning at an iron spike set in the center of Greer Road, said point being the Northeast corner of the tract of land conveyed to Henry C. Smiley and wife, by deed from Irvin H. Greer, et al, of record in Book 4017, page 215, Register's Office for said County; thence with Smiley's Easterly line, South 8 deg. West 1401 feet to a point; thence South 83 deg. 30 min. East 65 feet to a point; thence North 31 deg. 30 min- East 238 feet to a point; thence North 8 deg. East 1102 feet to an iron spike set in the center of Greer Road; thence with the center of Greer Road, North 72 deg. 45 min. West 188.6 feet to the point of beginning, more or less.

Being the same property conveyed to Harmony Latham, a single woman by Warranty deed from Terry L Glass and wife, Yvonne M Glass and Nathan Glass of record in Instrument No. 20230629-0049605 Register's Office for Davidson County, Tennessee, dated 6/26/2023 and recorded on 6/29/2023.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3033 Greer Rd, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 28th DAY OF AUGUST, 2025.

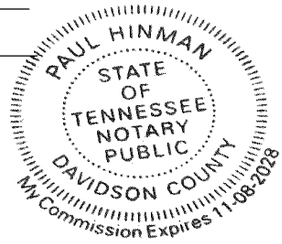
Harmony Latham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARMONY LATHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 08/28/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 08/28/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature

My Commission Expires: 