Karen Johnson Davidson County
Batch# 1333886 DEEDWARR
10/15/2025 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20251015-0082045

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Sheila Levy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2025.

Theresa L. Smith
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ariane Frances Dembs	Guaranteed Rate, Inc.	071 04 0 013.00
(NAME) 143 Gordon Ter	(NAME) 3940 N Ravenswood Ave.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Wilson Franklin Harwood, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ariane Dembs, unmarried woman,**

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the East 30 feet of Lot No. 39 and the West 35 feet of Lot No. 41 on the Map of JOHN L. GORDON & WIFE SUBDIVISION of record in Plat Book 843, Page 61, Register's Office for said County.

Said parts of said lots adjoin and front together 65 feet on the Northerly side of Gordon Terrace and run back between lines, 280.7 feet, more or less, on the West line of Part of Lot No. 39, and 282 feet, more or less, on the East line of part of Lot No. 41 to a dead line in the rear on which they measure 65 feet, more or less. Said description is taken from a copy of a survey thereof made July 31, 1948, by Hal R. Swann, Jr., Surveyor.

Being the same property conveyed to Wilson Franklin Harwood, A Single Man, by Warranty Deed from JTM Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190611-0055890, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019 and recorded on June 11, 2019.
The above-described property has never been the principal marital residence of the grantor and his spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 143 Gordon Ter, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Effective the 14th day of October, 2025.

Wilson Franklin Harwood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of October, 20 25, before me personally appeared Wilson Franklin Harwood, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 10-14, 2025.

Affiant
Date: October 15, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 day of October, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.