WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387560 DEEDWARR
03/03/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260303-0016575

File #25-TL-3437-C

(SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mayflower Place LLC	**NEW OWNER**	
(NAME)	(NAME)	**117 07 0 130.00**
2 Cadillac Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

MELISSA J. HARRIS, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAYFLOWER PLACE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Land in Davidson County, Tennessee, being the Southerly 1/2 of Lot No. 112 on the Map of THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE as of record in Plat Book 547, Page 156, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100.0 feet on the Westerly side of Hord Street now Stokesmont Street, and runs back between parallel lines 200.0 feet to a dead line.

Being the same property conveyed to Melissa J. Harris, unmarried, by Warranty Deed from Hannah Belle Desper McDaniel, of record in Book 9490, Page 467, in the Register's Office of Davidson County, Tennessee, dated October 10, 1994 and recorded on October 12, 1994.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Plat Book 547, Page(s) 156.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3437 Stokesmont Road, Nashville, TN 37215**.

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 2nd day of March, 2026.

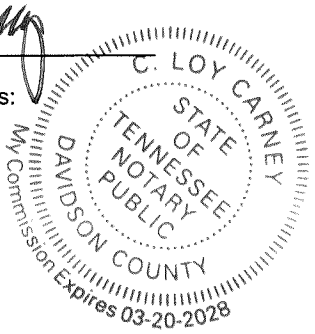
Melissa J. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2026, before me personally appeared Melissa J. Harris, 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 2nd day of March, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 this the 2 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-2-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of March, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

