This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $499,900.00.

Affiant

Subscribed and sworn before me this the 31st day of March, 2026.

Notary Public
My commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1400141
04/01/2026 11:26:29 AM
Fees: $13.00 Taxes: $1,849.63

Davidson County
DEEDWARR
2 pgs

20260401-0025875

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Armond E. Harris, III 763 Bellevue Road Nashville, TN 37221	New Owner	142-10-0 036.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEAN FLANAGAN AND KRISTIE FLANAGAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ARMOND E. HARRIS, III AND BAILEY HARRIS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harpeth Estates, Section One, of record in Book 3842, Page 186, Register's Office for Davidson County, Tennessee.

Said Lot No. 4, which is a corner lot, fronts 95.0 feet on the westerly margin of Bellevue Road and fronts 85.0 feet on the southerly margin of an unnamed street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.4 feet on the southerly line and 129.71 feet on the westerly line, which is a broken line, to a point of intersection.

Being the same property conveyed to Sean Flanagan and Kristie Flanagan, husband and wife, by Warranty Deed from Jeffery L. Smith and wife, Elizabeth A. Smith, dated 11/15/2016 and recorded 11/21/2016 in Instrument No. 20161121-0122263, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 763 Bellevue Road, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PREPARED BY: ~~RETURNED~~ TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Witness my hand this the 31st day of March, 2026.

Sean Flanagan

Kristie Flanagan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sean Flanagan and Kristie Flanagan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2026.

My commission expires: 9-7-26

Notary Public

