Karen Johnson Davidson County
Batch# 1443214 DEEDWARR
07/08/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20260708-0061489

WARRANTY DEED

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

File No. EB-26-3019

STATE OF TENNESSEE:
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2026

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5/8/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Lee Harrison	New Owner	
(NAME)	(NAME)	119-10-0-045.00
2687 Hartford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Angela Galindo, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Lee Harrison, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on The Plan of Hartford Heights as of Record in Book 4350, Page 64, register's office for Davidson County, Tennessee. Beginning at an iron pin lying on the southerly margin of Hartford drive, said iron pin lying 146.69 feet from the easterly margin of Whitsett road (as widened); thence running in a northerly direction with the southerly margin of Hartford drive around a curve to the left, having a radius of 150 feet, a distance of 16.96 feet to a point; thence continuing along said southerly margin of Hartford drive north 49 Degrees 33 Minutes east a distance of 57.2 feet to a point: thence around a curve to the right, having a radius of 452.46 feet, a distance of 76.65 feet to a point, said point being the herein described property as of record in book 4003, page 324, register's office for Davidson county, Tennessee; thence leaving said southerly margin of Hartford drive and running with the said Walter b. Clemons westerly property line south 1 Degree 28 Minutes 03 Seconds east a distance of 239.32 feet to a point lying on the northerly property line of s.a. Huddleston property as of record in book 1782, page 333, register's office Davidson county, Tennessee, said point also being the southwest corner of the said Walter b. Clemons property; thence with the said S.A. Huddleston's northerly line south 89 Degrees 37 Minutes 30 Seconds west a distance of 26.0 feet to a point. Said point further described as being the southwest corner of the herein referred to tract; thence leaving the said s.a. Huddleston northerly property line north 33 Degrees 58 Minutes 19 Seconds west a distance of 177.85 feet to the point of beginning.

Being the same property conveyed to Angela Galindo, a married woman by Quitclaim Deed from Sean Hill and Angela Galindo, husband and wife of record in Instrument No. 20180625-0061026 Register's Office for Davidson County, Tennessee, dated June 09, 2018 and recorded on June 25, 2018. Sean Hill and Angela Galindo subsequently divorced in Davidson County, Tennessee (Case No. 18 D 1163).

Angela Galindo subsequently married Rickey Terry. Rickey Terry joins in this conveyance to convey all marital interest they have in subject property.

This is property more commonly known as 2687 Hartford Drive, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 6th day of July, 2026.

Angela Galindo

Rickey Terry

STATE OF TEXAS
COUNTY OF Ellis

On this 6th day of July, 2026, before me personally appeared Angela Galindo and Rickey Terry, 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 6th day of July, 2026.

Notary Signature
My commission expires: 10/7/2027

SYLVIA ANN HUDSON
Notary ID #132200562
My Commission Expires
October 7, 2027

Tennessee Certification of Electronic Document

I, Janice Collins, 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 7-6-24 (date of document).

Janice Collins
Affiant Signature

7-7-24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of July, 2024.

Kim Murray
Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY