Karen Johnson Davidson County
Batch# 1452212 DEEDWARR
07/28/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20260728-0068719

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: DAYTONA WALLACE AND KATELYN N. TURNER

GRANTEE: DAVID HARMAN

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTY FOUR THOUSAND AND 00/100 AND ($374,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **DAYTONA WALLACE AND KATELYN N. TURNER, HUSBAND AND WIFE** have bargained and sold and does hereby bargain, sell, convey, and confirm unto **DAVID HARMAN, AN UNMARRIED MAN,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee Being Lot 12, Section One, Charelston Square Subdivision, as Shown on Plat of record in Plat Book 4860, Page 37-38, in the Register's Office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more Complete description.

Being the same property conveyed to Daytona Wallace, a single man by Warranty Deed from Michael Moss, unmarried of record in Instrument No. 20180614-0057110 Register's Office for Davidson County, Tennessee, dated June 12, 2018 and recorded on June 14, 2018.

KATELYN N. TURNER joins in this instrument for the purposes of conveying any interest she may have in said property by reason of her marriage to DAYTONA WALLACE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **David Harman,** his heirs and assigns forever. And we do covenant with the said **David Harman,** that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **David Harman,** his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 23 DAY OF July, 2026.

Daytona Z. Wallace

Katelyn N. Turner

Annette Scherer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of July, 2026 before me, personally appeared **Daytona Z. Wallace and Katelyn N. Turner,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Notary Public
My Commission Expires: 1-22-29

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, ~~($380,000.00)~~ $374,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 23 day of July, 2026.

Notary Public
My Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Map/Parcel ID: 018-07-0-082.00

PROPERTY ADDRESS:107 Charleston Drive Goodlettsville, TN 37072

SEND TAX BILLS TO NEW OWNER: David Harman 107 Charleston Drive Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 23. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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