Karen Johnson Davidson County
Batch# 1464462 DEEDWARR
08/26/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260826-0079081

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2026070068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William A Brown, III		
(NAME)	(NAME)	
P. O. Box 70390	SAME AS NEW OWNER	071-02-0-044.00
(ADDRESS)		
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JO ANNE HORTON HARRIS AND HUSBAND, RAYMOND HARRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A BROWN, III**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled E. C. Scruggs Avondale Plan, 1st Addition, of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JO ANNE EGBUNINE, by deed from NASHVILLE AREA HABITAT FOR HUMANITY, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Book 9857, page 497, dated November 10, 1995, said Register's Office.

Pursuant to the Final Decree of Divorce of record in Docket No. 96D-521, in the Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20120418-0033120, said Register's Office, JO ANNE EGBUNINE is now known as JO ANNE HORTON.

JO ANNE HORTON having re-married in November of 2000, is now known as JO ANN HORTON HARRIS.

unimproved ☐
This is improved ☒ property, known as 1206 Avondale Circle, 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.

Executed by my hand this the 20th Day of August, 2026.

Jo Anne Horton Harris

Raymond Harris

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Jo Anne Horton Harris and Raymond Harris** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th Day of August, 2026.

Notary Public

My Commission Expires: 05-12-2030

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, Tuwana J. Bryant, do hereby make an 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 August 20, 2026.

Tuwana J. Bryant

Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date 8/21/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 8/21/26.

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10/04/2027