Karen Johnson Davidson County
Batch# 1464490 DEEDWARR
08/26/2026 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,025.64
20260826-0079114

# WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (TT)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rocco Harmon | Rocco Harmon | 075-11-0-070.00 |
| (NAME) | (NAME) | |
| 653 Mercer Drive | Same | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN. 37076 | | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Randall Keith Weaver, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rocco Harmon, unmarried, hereinafter called the GRANTEE(S), his/her/their 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 401, on the plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to L. C. Weaver and wife, Jean W. Weaver by Warranty Deed from James L. Pyburn and wife, Marjorie M. Pyburn, dated 05/03/1983, of record in Book 6052, Page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Weaver by Quitclaim Deed from L.C. Weaver and Jean Weaver, dated 04/29/1999, of record in Book 11468, Page 854, Register's Office for Davidson County, Tennessee.

The said Jean Weaver died testate on 08/23/2025, devising subject property to Randall Keith Weaver as Executor of the Estate of Jean Weaver, Deceased, as evidenced in File No. 25P-1851, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 653 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 3009334
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 18th day of August, 2026.

Randall Keith Weaver

State of Tennessee
County of ~~Wilson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Keith Weaver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of August, 2026.

Notary Public:
My Commission Expires: 3/14/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 18, 2026.

Lissa Groom
Affiant
Date: August 18, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of August, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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