WARRANTY DEED

Karen Johnson Davidson County
Batch# 1479092 DEEDWARR
10/01/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20261001-0090526

File #26-JJ-2907-C

(SEAL)

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$595,000.00**.

Affiant

State of Florida County of Miami-Dade
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2026. By Justin Harris and Inna Harris who Produced Driver's License and Passport as identification.

Melanie Gonzalez
Notary Public Melanie Gonzalez
MY COMMISSION EXPIRES: 06/02/2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Samuel Curran and Rachael Curran		
(NAME)	(NAME)	
2907 Eastland Avenue		**083 04 0 245.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged,

JUSTIN HARRIS, A MARRIED PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMUEL CURRAN AND RACHAEL CURRAN, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 401 on the plan of DUGGER HEIGHTS, SECTION IV of record in Plat Book 2083, Page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Harris, a single person, by Warranty Deed from Mitchell Wiest and Kristina Wiest, husband and wife, of record in Instrument No. 20200807-0087972, in the Register's Office of Davidson County, Tennessee, dated July 14, 2020 and recorded on August 07, 2020.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUGGER HEIGHTS, SECTION IV, as recorded in Plat Book 2083, Page(s) 86.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2275, Page 179.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2907 Eastland Avenue, Nashville, TN 37206**.

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), their heirs and 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), 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(s) this the **29th** day of **September**, **2026**.

Justin Harris

Inna Harris

The said **INNA HARRIS** is the spouse of **JUSTIN HARRIS** and joins herein to convey any and all marital interest **INNA HARRIS** may have in the above-described property.

STATE OF Florida
COUNTY OF Miami-Dade

On this 29th day of September, 2026, before me personally appeared Justin Harris, 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. **Produced Driver's License as identification.**

Witness my hand, at office, this 29th day of September, 2026.

Notarized online using audio-video communication technology

Melanie Gonzalez
Notary Signature Melanie Gonzalez
My commission expires: 06/02/2029

ELECTRONIC NOTARY PUBLIC
STATE OF FLORIDA

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

STATE OF Florida
COUNTY OF Miami-Dade

On this 29th day of September, 2026, before me personally appeared Inna Harris, 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. **Produced Passport as identification.**

Witness my hand, at office, this 29th day of September, 2026.

Notarized online using audio-video communication technology

Melanie Gonzalez
Notary Signature Melanie Gonzalez
My commission expires: 06/02/2029

ELECTRONIC NOTARY PUBLIC
STATE OF FLORIDA

Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 September 30, 2026.

Tameika Jones
Custodian's Signature

9/30/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of September, 2026.

Notary Public

FAITH L. LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 05-16-29