Karen Johnson Davidson County
Batch# 191686 **DEEDWARR**
02/05/2019 09:12:03 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20190205-0010736

This Instrument Prepared By and Return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Warranty Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Patsy Harrison Zakaras P.O. Box 2341 Gulfport, MS 39505	New Owner	11511000900

For good and valuable consideration received, **THE ESTATE OF RACHEL M. HARRISON**, by these presents does transfer and convey unto the Grantee, **PATSY HARRISON ZAKARAS, MARRIED**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **RACHEL M. HARRISON**, described as follows:

Being Lot No. 55 on the Plan of Section One, West Meade Estates, as of record in Book 2663, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 is described as follows: Beginning at a point in the northerly terminus of Torrington Road, which road is a dead end street, said point being the common corner of Lots Nos. 54 and 55 on said plan; thence northerly along the line between Lots Nos. 54 and 55, 178.2 feet to a point; thence North 87 degrees 23' East 343.1 feet to a point; thence South 5 degrees 28' West 83 feet to a point, the corner of Lots Nos. 55 and 56; thence southwesterly along the line between Lots Nos. 55 and 56, 342.5 feet to a point in the margin of Torrington Road; thence northwesterly along the margin of said road, around a curve to the right, having a radius of 60 feet, 60.36 feet to the point of beginning.

Being the same property conveyed to Thomas M. Harrison and wife Rachel M. Harrison by Warranty deed from A. B Ivey and wife, Doris C. Ivy of record in Book 3405, page 278, Register's Office for Davidson County, Tennessee, dated June 28, 1962 and recorded on July 19, 1962. (Value or consideration shown in aforementioned deed $NA.) The said Thomas M. Harrison died on or about July 10, 1986, leaving Rachel M. Harrison as surviving tenant by the entirety. The said Rachel M. Harrison died on May 12, 2018 and her will was entered into probate in case no. 18P-1008 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being also known as 6301 Torrington Rd. Nashville, Tennessee 37205.

This conveyance is subject to:
- Taxes for the year 2019, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 110, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2864, Page 348 and Book 4503, Page 111, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6301 Torrington Road, Nashville, Tennessee 37205**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself/itself as **EXECUTOR** of the **ESTATE OF RACHEL M. HARRISON**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, 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 1st DAY OF FEBRUARY, 2019.

The Estate of Rachel M. Harrison

BY: Thomas M. Harrison, Jr.
Thomas M. Harrison, Jr.
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. HARRISON, JR., EXECUTOR of the THE ESTATE OF RACHEL M. HARRISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of February, 2019.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me this 1st DAY OF FEBRUARY, 2019.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019