Karen Johnson Davidson County
Batch# 209673 DEEDWARR
03/25/2019 12:27:20 PM 4 pgs
Fees: $23.00 Taxes: $96.20
20190325-0026797

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Charles Richard Harris c/o Cynthia Wilson 5212 Kirkwall Lane Birmingham, AL 35242	Same	024-00-0-082.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELVIN HARRIS, Individually, and wife, JOY HARRIS, MELVIN HARRIS, Administrator of the ESTATE OF ANN ELIZABETH HARRIS, and MELVIN HARRIS, Conservator of JOEL DAVID HARRIS,** have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES RICHARD HARRIS, a single person,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th (formerly the 20th) Civil District of Davidson County, and described according to an unrecorded boundary survey prepared by William M. Anderson and dated November 19, 1981, and revised on June 17th, 1982, as an exhibit for the purpose of showing the agreed lines in resolving the estate of Mrs. Nora Harris, as follows:

BEGINNING at a nail set in the center of Dry Creek Road, at a point 504.41 feet from the northwesterly property line of H. S. White and wife, Ruby L. White, thence continuing with the center line of said road northwardly 1° 56 minutes 35 seconds a distance of 50.01 feet to a spike set in the center of said road; thence, continuing with the centerline of Dry Creek Road a distance of 204.0 feet to a spike set in the center of Dry Creek Road; thence continuing with the centerline of Dry Creek Road North 7° 57 minutes 26 seconds west 34.87 feet to a spike in the center of Dry Creek Road; thence North 7° 57 minutes 26 seconds West 171.0 feet to a nail set in the center of Dry Creek Road; thence South 81° 11 minutes 20 seconds East 196.42 feet to an iron pin; thence South 41° 44 minutes 19 seconds East 232.58 feet to a corner in an existing power pole; thence South 9° 51 minutes 44 seconds East 209.69 feet to an iron pin; thence South 81° 59 minutes 18 seconds West 325.21 feet to a nail set in Dry Creek Road, the point of BEGINNING.

Being part of the same property conveyed to HARVEY M. HARRIS AND WIFE, NORA O. HARRIS, by deeds of record in Book 689, page 552, and Book 1315, page 668, said Register's Office. The said HARVEY M. HARRIS has since died leaving NORA O. HARRIS as the surviving tenant by the entirety. The said NORA O. HARRIS has since died leaving WILLIAM HOWARD HARRIS, SALLIE NORAINE HARRIS SMITH, HARVEY FILMORE HARRIS, EMMETT HERSCHEL HARRIS AND

CHARLES RICHARD HARRIS as her only heirs-at-laws. For further reference see Affidavit of Heirship of record as Instrument No. 20190325-0026795, said Register's Office.

Being part of the same property conveyed to WILLIAM H. HARRIS AND WIFE, ELIZABETH WOODS HARRIS, by deed from HARVEY L. HARRIS AND WIFE, NORA O. HARRIS, of record in Book 1561, page 599, dated September 15, 1947, said Register's Office.

Being part of the same property conveyed to NORA HARRIS for life with the remainder to CHARLES RICHARD HARRIS, by deed from E.C. CAVANAH AND WIFE, SINA HAZEL CAVANAH, of record in Book 1786, page 459, dated December 28, 1949, said Register's Office. The said NORA HARRIS has since died thereby extinguishing her life estate.

The said WILLIAM HOWARD HARRIS AND WIFE, ANN ELIZABETH WOODS HARRIS, SALLIE NORAINE HARRIS SMITH AND HUSBAND, WILLIAM ROBERT SMITH, HARVEY FILMORE HARRIS AND WIFE, BETTY LORAINE HIGGINS HARRIS, EMMETT HERSCHEL HARRIS AND WIFE, CAROLYN LEEDALE TALLEY HARRIS, AND CHARLES RICHARD HARRIS AND WIFE, SYLVIA GAYLE CULBREATH HARRIS have conveyed said property to ROY A. MILES, JR., TRUSTEE who in turn conveyed to WILLIAM H. HARRIS AND WIFE, ELIZABETH WOODS HARRIS, by Quitclaim Deed of record in Book 5932, page 489, dated September 1, 1982, said Register's Office. The said WILLIAM H. HARRIS died intestate on or about August 16, 1987, leaving ELIZABETH WOODS HARRIS A/K/A ANN ELIZABETH HARRIS as the surviving tenant by the entirety. The said ELIZABETH WOODS HARRIS died intestate on or about December 31, 1996, leaving MELVIN HARRIS AND JOEL DAVID HARRIS as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20190325 0026796, said Register's Office. MELVIN HARRIS has been appointed Conservator for JOEL DAVID HARRIS pursuant to Letters of Conservatorship of record in Docket No. 16P340 in the Circuit Court of Davidson County, Tennessee (Probate Division). For further reference see Order dated November 2, 2018, approving the sale of said property, of record in Docket No. 17P1174, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Joy Harris, wife of Melvin Harris, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $26,000.00.

Subscribed and sworn to before me,
this 18 of March, 2019.
My Commission Expires: 12/23/2020

X Melvin Harris
Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 671 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 18 day of March, 2019.

MELVIN HARRIS, Individually

JOY HARRIS

MELVIN HARRIS, Administrator of the ESTATE OF ANN ELIZABETH HARRIS

MELVIN HARRIS, Conservator of JOEL DAVID HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MELVIN HARRIS and JOY HARRIS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of March, 2019.

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MELVIN HARRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he is **Administrator of the Estate of Ann Elizabeth Harris** and has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of March, 2019.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MELVIN HARRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is **Conservator of Joel David Harris** and has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY