WARRANTY DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

J-BM-20-3641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX S

Karen Johnson Davidson County
Batch# 387703 DEEDWARR
04/17/2020 12:57:51 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200417-0040588

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herschel Bruce Maxwell	**New Owner**	
(NAME)	(NAME)	**134-09-0-072.00**
2105 Willowmet Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JESSIE E. HARRIS AND DENISE HARRIS SADLER AND MAURICE E. HARRIS AND REBA E. HARRIS AND HENRY L. HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERSCHEL BRUCE MAXWELL AND WIFE, EVON MAXWELL,** 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. 50 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Page 666,667,668 and 669, 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 Reba E. Harris, married by Warranty deed from Fox Ridge Homes, Inc of record in Book 7953, page 585, Register's Office for Davidson County, Tennessee, dated September 29, 1989 and recorded on October 04, 1989.

Being the same property conveyed to Maurice F. Harris and Annie M. Harris by Quitclaim deed from Reba E. Harris of record in Instrument No. 200007130069399 Register's Office for Davidson County, Tennessee, dated July 10, 2000 and recorded on July 13, 2000.
The said Maurice F. Harris aka Morris F. Harris having since died intestate on October 13, 2007 leaving Annie M. Harris (wife), Jesse E. Harris (Child), Denise Harris Sadler (Child), Maurice E. Harris (Child), Reba E. Harris (Child) and Henry L. Harris (Child) as his Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20200417-0040585 & 20200417-0040586, Register's Office for Davidson County, Tennessee.
The said Annie M. Harris having since died intestate on February 26, 2019 leaving Jesse E. Harris (Child), Denise Harris Sadler (Child), Maurice E. Harris (Child), Reba E. Harris (Child) and Henry L. Harris (Child) as her Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20200417-0040583 & 20200417-0040584, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 666 through 669 inclusive,, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7632, Page 947 and Book 7564, Page 404, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Right of way of record in Book 3103, Page 37, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7262, Page 388, in the Register's Office for Davidson

County, Tennessee.
• Deed of Conveyance of record in Book 8377, Page 842 and Book 8377, Page 936, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3641 Donna Kay Drive, Nashville, Tennessee 37211**.

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 14th DAY OF APRIL, 2020.

Jessie E. Harris by Denise Harris Sadler, Attorney-In-Fact

Denise Harris Sadler

Maurice E. Harris

Reba E. Harris

Henry L. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE HARRIS SADLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSIE E. HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSIE E. HARRIS.

Witness my hand and official seal, this the 14th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE HARRIS SADLER, MAURICE E. HARRIS, REBA E. HARRIS, HENRY L. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212