Karen Johnson Davidson County
Batch# 485848 DEEDWARR
09/29/2020 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20200929-0112256

WARRANTY DEED

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$480,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trent D. and Elizabeth A. Sorensen 677 Dry Creek Road Goodlettsville, TN 37072	NEW OWNERS	024-00-0-081.00; 024-00-0-082.00; 024-00-0-083.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cynthia Noraine Harris Wilson, Executor of the Estate of Charles R. Harris**, Probate Case #19P1002 Davidson County Probate Court, being authorized by the will to convey, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Trent D. Sorensen and wife Elizabeth A. Sorensen**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Property 1: Tax Map\Parcel 024-00-081.00
Land in the Tenth (formerly the Twentieth) 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:

TRACT 2: Beginning at an existing railroad spike in the center of Dry Creek Road, said point being the southwesterly boundary of property owned by William Howard Harris and wife, of record in Book 3370, page 535, thence along William Howard Harris' et ux' southern boundary line South 81° East 635 feet to a triple hackberry in a fence line; thence along said fence South 4° 30 minutes West 168 feet to an iron pin; thence North 85° 08 minutes 35 seconds West 239.25 feet to a point; thence North 41° 44 minutes 19 seconds West 210.86 feet to a point; thence North 81° 11 minutes 20 seconds West 229.41 feet to a point in the center line of Dry Creek Road; thence North 7° 57 minutes 26 seconds West 52.22 feet to an existing railroad spike, the point of beginning.

Being the same property conveyed to CRH Properties, LLC, a Tennessee limited liability company, by deed, from Charles Richard Harris, of record in Instrument No. 20190213-0013328, Register's Office for Davidson County, Tennessee. Charles R. Harris was the sole member of CRH Properties, LLC, a Tennessee limited liability company, at his death. Charles R. Harris died on April 15, 2019. Said property being further conveyed, by Quitclaim Deed, to Cynthia Noraine Harris Wilson, Executor of the Estate of Charles R. Harris, dated February 19, 2020, of record in Instrument No. 20200224-0020086, Register's Office for Davidson County, Tennessee.

This is improved property known as 677 Dry Creek Road, Goodlettsville, Tennessee 37072.

Property 2: Tax Map\Parcel 02-00-082.00
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 209.89 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 the same property conveyed to Charles Richard Harris, a single person, by Warranty Deed, from 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, dated March 18, 2019, of record in Instrument No. 20190325-0026797, Register's Office for Davidson County, Tennessee. Charles R. Harris died on April 15, 2019, and his Last Will and Testament names Cynthia Noraine Harris Wilson, Executor of the Estate of Charles R. Harris, Probate Docket #19P1002, Circuit Court for Davidson County, Tennessee.

Property 3: Tax Map\Parcel 024-00-083.00
Land in the Tenth (formerly the Twentieth) 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:

TRACT 3: Beginning at a nail set in the center line of Dry Creek Road, 104.44 feet south of the southwest corner of the William Howard Harris, et ux, property of record in Book 3370, page 535, Register's Offce for Davidson County, Tennessee; 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 the center of Dry Creek Road; thence southwardly along the center line of said Road 504.41 feet to a spike set in the center of said Road, this being the northwesterly boundary of property owned by H. S. White and wife, Ruby L. White, of record in Book 4203, page 998, R.O.D.C., Tennessee; thence along the northern margin of the said H. S. White, et ux, property North 63° 45 minutes 21 seconds East 130~14 feet; North 60° 34 minutes 17 seconds East. 97.02 feet, North 52 ° 49 minutes 06 seconds East 148.77 feet, North 50° 14 minutes 25 seconds East 138.78 feet, North 54° 15 minutes 33 seconds East 233.96 feet, thence North 52° 12 minutes 41 seconds East 130.17 feet, thence North 54° 04 minutes 05 seconds East 100.04 feet; thence North 53° 24 minutes 06 seconds East 286.36 feet to a corner post; thence along the southern margin of property owned by Fred B. Malone and wife, Nannie P. Malone, of record in Book 4577, page 168, North 82° 28 minutes 36 seconds West 113.43 feet, North 85° 30 minutes 21 seconds West 50.43 feet, south 89° 58 minutes 22 seconds West 49.65 feet, north 88° 33 minutes 23 seconds West 111.16 feet, South 86° 34 minutes 42 seconds West 52.51 feet, North 88° 13 minutes 43 seconds West 120.47 feet to an iron pin; thence North 4° 18 minutes 41 seconds East 46.74 feet to an iron pin; thence North 85° 8 minutes 35 seconds West 239.25 feet to a point; thence North 41° 44 minutes 19 seconds West 210.86 feet to a point; thence North 81° 11 minutes 20 seconds West 229.41 feet to a point in the center of Dry Creek Road; thence along the center line of said Road South 7° 57 minutes 26 seconds East 52.22 feet to a nail set in the center of Dry Creek Road,

the point of beginning.

Being the same property conveyed to CRH Properties, LLC, a Tennessee limited liability company, by deed from Charles Richard Harris, of record as Instrument No. 20190213-0013329, Register's Office for Davidson County, Tennessee. Charles R. Harris was the sole member of CRH Properties, LLC, a Tennessee limited liability company, at his death. Charles R. Harris died on April 15, 2019. Said property being further conveyed, by Quitclaim Deed, to Cynthia Noraine Harris Wilson, Executor of the Estate of Charles R. Harris, dated February 19, 2020, of record in Instrument No. 20200224-0020086, Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ property know as: 677 Dry Creek Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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, 2020.

Estate of Charles R. Harris

Cynthia Noraine Harris Wilson
BY:Cynthia Noraine Harris Wilson, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cynthia Noraine Harris Wilson, Executor of the Estate of Charles R. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who proved to me that she is authorized by the Will of Charles R. Harris under Item 5 of the Will to convey the above described property and who acknowledged that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of September, 2020.

Notary Public

My commission expires 3/7/2023

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021