Instrument Prepared by Richard A. Northcutt, Attorney, 1060 Roach Hollow Rd., Woodbury, TN 37190
based upon information provided by the parties and without the benefit of a title search

Name/Address of New Owner:
Muriel Gail Harris
3404 Andy Harris Rd.
Rockford, TN 37853

Send Tax Bill to: New Owner

Map: 03404000500

Karen Johnson Davidson County
Batch# 520446 **DEEDWARR**
11/23/2020 01:31:43 PM 2 pgs
Fees: $13.00 Taxes: $740.00



20201123-0137397

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which being hereby acknowledged, I, **MARILYN FRANCES PILLEY**, also known as **MARILYN F. PILLEY**, unmarried, hereinafter called the Grantor, by and through **LASSIE McDONALD CROWDER**, my duly appointed Attorney-in-Fact, have bargained and sold and by these presents transfer and convey unto my sister, **MURIEL GAIL HARRIS**, unmarried, the Grantee, her heirs and assigns, the following tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of NORTH HILL ESTATES, SECTION 2, as shown by plat of record in Book 3700, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. THIS IS THE IDENTICAL DESCRIPTION TAKEN FROM THE PREVIOUS DEED.

Being the same property conveyed to Marilyn F. Pilley, unmarried, by deed from Virginia Irene Bennett, unmarried, dated May 29, 2015 and filed for record on June 3, 2015 in Instrument # 201506030051641, Register's Office for Davidson County, Tennessee. See Power of Attorney of record in Instrument # 20201123-0137396, said Register's Office.

Property Address: **401 Northside Dr., Madison, TN 37115**

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

This property is subject to restrictions of record in Book 4020, Page 572 and Book 4104, Page 369, Register's office for said county.

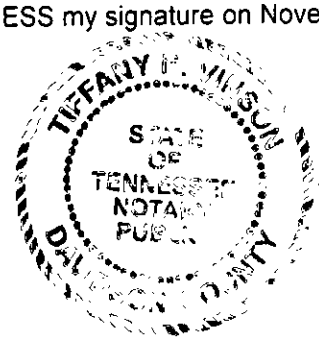
This property is subject to an encroachment easement as recorded in Book 9066, Page 114, said Register's Office.

This property is subject to any and all lawful easements, restrictions, set-back lines, and zoning regulations applying to the within described property by the appropriate governmental body.

Marilyn F. Pilley is one and the same person as Marilyn Frances Pilley.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature on November 19, 2020.



Marilyn Frances Pilley by
Lassie McDonald Crowder Attorney in Fact

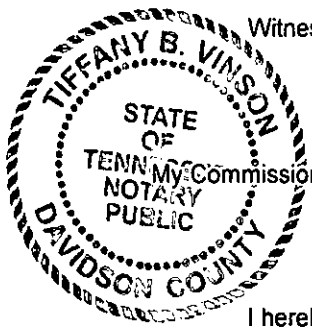
MARILYN FRANCES PILLEY by LASSIE McDONALD CROWDER
Her Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared LASSIE McDONALD CROWDER, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, and who, being so authorized, executed the foregoing instrument (Warranty Deed) on behalf of MARILYN FRANCES PILLEY, the bargainor, for the purposes therein contained on behalf of Marilyn Frances Pilley as her free act and deed.

Witness my hand and seal at Nashville, Tennessee on November 19, 2020.



My Commission Expires 03-08-2021

NOTARY PUBLIC

AFFIDAVIT

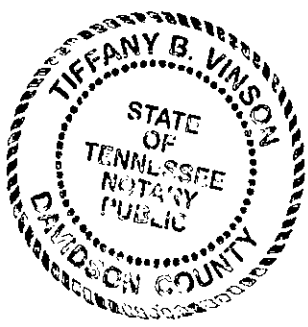
I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lassie McDonald Crowder
AFFIANT

Sworn to and subscribed before me on this November 19, 2020.

My Commission Expires: 03-05-2021

NOTARY PUBLIC



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE PROPERTY HEREIN DESCRIBED. NO TITLE SEARCH WAS PERFORMED. THE LEGAL DESCRIPTION IS PROVIDED AND ACCEPTED BY THE GRANTOR AND GRANTEE.