Karen Johnson Davidson County
Batch# 611456 DEEDWARR
04/09/2021 01:59:30 PM 2 pgs
Fees: $13.00 Taxes: $691.90
20210409-0047615

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2021.

Notary Public
COMMISSION EXPIRES: May 9 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Don L. Harness Terry J. Harness	New Owner	086-14-0A-181-00
(NAME)	(NAME)	
181 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Colin Haslett, Executor of the Estate of Thomas M. Haslett, and Colin Haslett, Trustee of the Haslett Family Trust dated May 2, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don L. Harness and Terry J. Harness, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 181 on the Plan of Hermitage Meadows, Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Thomas Haslett and Carol Haslett, husband and wife by Deed dated April 21, 1999 from John R. Brandon, unmarried, recorded April 30, 1999, in Book 11456, Page 890, in the Official Records of Davidson County, Tennessee. The said Carol Haslett predeceased Thomas Haslett, who died on January 18, 2019, leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 19P301 in the Probate Court for Davidson County, Tennessee, wherein Colin Haslett was appointed as Executor, and the Will authorized and directed the Executor to sell the property. The Haslett Family Trust dated May 2, 2018 (the "Trust") is the sole beneficiary named in the Will and joins in this conveyance to relinquish all right, title and interest that the Trust might otherwise hold or claim in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 181 Thistle Lane (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

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. successors 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, successors 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 hand this 7 day of April, 2021.

The Estate of Thomas M. Haslett, Grantor

By: Executor
Colin Haslett, Executor

Haslett Family Trust dated May 2, 2018, Grantor

By: Trustee
Colin Haslett, Trustee

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Colin Haslett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the duly appointed and acting Executor of the Estate of Thomas Haslett, a within named bargainor, and also to be the duly appointed and acting Trustee of the Haslett Family Trust dated May 2, 2018, a within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainors as Executor and Trustee, respectively, further upon oath acknowledging that hedid so his free act and deed for the purposes therein contained, being duly authorized so to do..

WITNESS my hand and seal this 7 day of April, 2021.

S. Nixon Pressley

Notary Public

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY