Name and Address of New Owner:
Glenn Harris and Judith Harris
1248 Neelys Bend Rd.
Madison, TN 37115
Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 650200 DEEDWARR
06/07/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210607-0075576

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-16-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melanie Sue Grammer Jared, Personal Representative of The Estate of Rodger Kirk Grammer, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenn Harris and Judith Harris, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Marlin Meadows, Section No. 4, of record in Book 2133, pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Rodger Kirk Grammer, unmarried by Warranty Deed from David M. Buehrig and wife, Betsy B. Buehrig of record in Book 10537, page 99, Register's Office for Davidson County, Tennessee, dated July 16, 1997 and recorded on July 21, 1997. (Value or consideration shown in aforementioned deed $86,880.63.)

Being also known as 401 School Pass, Madison, Tennessee 37115.

Rodger Kirk Grammer is now deceased having passed on or about January 30, 2021. Melanie Sue Grammer Jared filed a Petition for Letters of Administration, entered March 15, 2021, under Docket No. 21P536, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville in the Estate of Rodger Kirk Grammer.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2021.

The Estate of Rodger Kirk Grammer, deceased

By: Melanie Sue Grammer Jared
Melanie Sue Grammer Jared, Personal Representative

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Melanie Sue Grammer Jared, Personal Representative with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Personal Representative of The Estate of Rodger Kirk Grammer, deceased, the within named bargainor, a Estate, and that as such Personal Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Personal Representative.

Witness my hand, at office, this 2nd day of June, 2021.

Sandy Balent
Notary's Signature
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judith Harris
(Affiant)

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
2nd day of June, 2021.

Sandy Balent
Notary Public
My commission expires: 10-2-23
File No. 2021-1466

202106070075576

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202106070075576