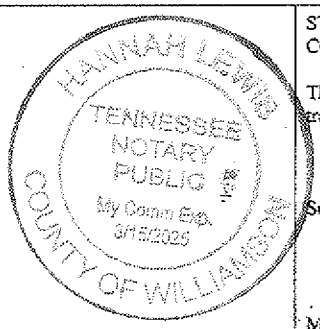
Karen Johnson Davidson County
Batch# 680097 DEEDWARR
07/20/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210720-0097212



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2021.

Notary Public

My commission expires: 3/15/25

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan Donnelly **Lucy Baron-Donnelly**	Nathan Donnelly & Lucy Baron-Donnelly	034070A08200CO
307 Harbor Village Drive	7125 Harmon Drive,	
Madison, TN 37115	Ventura, CA 93003	

FOR AND IN 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 ACKNOWLEDGE, WE,

Thomas Marvin Cartwright and Deborah Lynn Cartwright, Co-Executors of The Estate of Sarah Elise Cartwright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Donnelly and Lucy Baron-Donnelly, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being Unit No. 64, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to Sarah Elise Cartwright, unmarried, by Warranty Deed from Rebecca L. Andrews, unmarried, of record in Instrument No. 20150422-0035977 Register's Office for Davidson County, Tennessee, dated March 02, 2015 and recorded on April 22, 2015. The said Sarah Elise Cartwright became deceased on March 5, 2021, leaving Last Will and Testament filed for Probate in Docket No. 21P782, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Thomas Marvin Cartwright and Deborah Lynn Cartwright Lehman are named Co-Executors of the Estate of Sarah Elise Cartwright, deceased and the property was devised to her children, Thomas Marvin Cartwright and Deborah Lynn Cartwright Lehman.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HE2021-0126

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 307 Harbor Village Drive, Madison, TN 37115.

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 in 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 2nd day of July, 2021.

The Estate of Sarah Elise Cartwright

BY: _____
Thomas Marvin Cartwright, Co-Executor

BY: _____
Deborah Lynn Cartwright Lehman, Co-Executor

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ RBM

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Thomas Marvin Cartwright** and **Deborah Lynn Cartwright Lehman,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Co-Executors** of **The Estate of Sarah Elise Cartwright** the within named bargainor, and that they as **heirs**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Co-Executors** of **The Estate of Sarah Elise Cartwright**.

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

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: 9/25/24

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021.

Affiant Signature

7/16/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/16/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON