WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/21
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-TD-21-5509

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 758518 **DEEDWARR**
11/19/2021 01:18:54 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20211119-0154275

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
James David Harris and Phyllis D. Harris	New Owner	
(NAME)	(NAME)	**160-12-0-112.00**
5509 Granberry Heights		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH DAVIS, STEVEN MAJORS, RANDALL SCOTT MAJORS, AND PATRICE MAJORS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DAVID HARRIS AND PHYLLIS D. HARRIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section 3, Granberry Heights of record in Plat Book 4955, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 89.38 feet on the Westerly margin of Granberry Heights Drive and extends back 213.13 feet on the Northerly line and 220.41 feet on the Southerly line to a dead line in the rear, measuring 119.31 feet thereon.

Being the same property conveyed to Charles E. Majors and wife, Patricia A. Majors by Warranty deed from Larry T. Adams, a single person of record in Book 5182, page 193, Register's Office for Davidson County, Tennessee, dated August 04, 1977 and recorded on August 10, 1977.

The said Charles E. Majors having predeceased Patricia A. Majors on or about May 11, 2006, leaving her as surviving tenant by the entirety. The said Patricia A. Majors having died on or about April 29, 2021, and subject property having vested in Randall Scott Majors a/k/a Scott Majors, Deborah Davis, Steven Majors, and Patrice Majors, as her sole heirs at law. See Affidavits of Heirship of record in Instrument Number 20211119-0154270, and 20211119-0154271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 26, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5084, Page 196 and Book 5094, Page 405, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5509 Granberry Heights, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th DAY OF NOVEMBER, 2021.

Deborah Davis

Deborah Davis

Steven Majors by Deborah Davis as Attorney-in-Fact

Steven Majors by Deborah Davis as Attorney-in-Fact

Randall Scott Majors by Deborah Davis as Attorney-in-Fact

Randall Scott Majors by Deborah Davis as Attorney-in-Fact

Patrice Majors by Deborah Davis as Attorney-in-Fact

Patrice Majors by Deborah Davis as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of STEVEN MAJORS, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 17th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RANDALL SCOTT MAJORS, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 17th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PATRICE MAJORS, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 17th of November, 2021.

Notary Public

My Commission Expires: _____(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC, 2021 21st Ave. S., Nashville, TN 37212