| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P22-4471-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 671,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2022.<br>M. Catherine Clearwaters<br>Notary Public<br>MY COMMISSION EXPIRES: 1-6-25<br>(AFFIX SEAL) |

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 845757 DEEDWARR
04/26/2022 11:15:06 AM 2 pgs
Fees: $13.00 Taxes: $2,482.70
20220426-0047851

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Matthew David Holt and Elizabeth Hansell Smith** | New Owner | |
| 6640 Upton Lane | | 102-07-0-119.00 |
| Nashville, TN 37209 | | |
| (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, **The Estate of Chad B. Harris**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew David Holt and Elizabeth Hansell Smith, 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 in Davidson County, Tennessee, being lot No. 26 on the Plan of Charlotte Park, Section 26 of record in Book 3700, page 91, Registers Office for said County.

Said Lot No. 26 fronts 76.72 feet on the Westerly margin of Upton Lane and extends back 179.74 feet on the Northerly line and 178.18 feet on the Southerly line to the lower water mark of the Cumberland River, measuring 75 feet thereon, more or less.

Being the same property conveyed to Chad B. Harris by Warranty deed from Tonya R. Edens, unmarried of record in Instrument No. 20020409-0043625 Register's Office for Davidson County, Tennessee, dated April 5, 2002 and recorded on April 9, 2002. (Value of consideration shown in aforementioned deed $163,000.00.)

Order Granting Petition to Bring Real Property into the Probate Estate under the Authority of the Administratrix for the sale of Real Property Pursuant to T.C.A. 30-2-404 et seq. recorded on March 8, 2022, and Official recorded in Instrument No. 20220308-0026500, Register's Office for Davidson County, Tennessee.

Order Granting Motion to Approve Contract to List Property recorded on March 8, 2022, and Official recorded in Instrument No. 2022008-0026501, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6640 Upton Lane, Nashville, TN 37209**

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 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 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 our hands this the 25 day of April, 2022.

The Estate of Chad B. Harris

BY: Sheri Burlingame, Administratrix
Sheri Burlingame, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sheri Burlingame** with whom I am personally acquainted and who upon/her oath acknowledged herself to be the **Administratrix** of the **Estate of Chad B Harris,** the within named bargainor, and that he as such Administratrix being authorized to do so, execute the foregoing instrument for the purposes therein contained by the said **Sheri Burlingame** as such **Administratrix.**

Witness my hand and official seal this the 25 day of April, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE