Karen Johnson Davidson County
Batch# 953258 DEEDWARR
12/19/2022 02:53:38 PM 4 pgs
Fees: $23.00 Taxes: $1,285.01
20221219-0131124

THIS INSTRUMENT PREPARED BY:
Andrew J. Spry
Spry Law Firm, P.C.
250 South Poplar Street
Florence, Alabama 35630
P: (256) 764-7331
F: (256) 764-0766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONAL REPRESENTATIVE'S DEED

WHEREAS, by order dated May 17, 2013 in Case No. 19920, the Probate Court of Lauderdale County, Alabama admitted to probate the Last Will and Testament of Jerry L. Haraway and appointed Doris Ethelene Haraway as Personal Representative of the Estate; and

WHEREAS, by the terms of the Last Will and Testament, the Personal Representative is authorized, without prior court authorization, to sell and otherwise dispose of any real or personal property in the Estate.

NOW THEREFORE, in consideration of a gift of land with a tax appraised value of THREE HUNDRED FORTY-SEVEN THOUSAND THREE HUNDRED DOLLARS AND NO/100 ($347,300.00), **DORIS ETHELENE HARAWAY, individually and in her capacity as Personal Representative for the Estate of JERRY L. HARAWAY,** ("Grantor"), does hereby grant, bargain, sell, and convey to **KELLYE J. WERNER AND KAITLYN G. WERNER** ("Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Davidson County, Tennessee:

See Exhibit "A" attached hereto and incorporated by reference herein.

Together with the appurtenances thereunto belonging.

This conveyance is subject to any and all restrictive covenants, easements, setback lines and/or zoning ordinances that may be applicable to the Property.

Source of Title: Deed Book 3926 at Page 331 as recorded in the Office of the Judge of Probate of Davidson County, Tennessee. This instrument has been prepared in accordance with the information supplied by the parties hereto. No examination of title and no representation concerning title of the property is made by the preparer of this instrument. Description furnished by Grantor herein.

TO HAVE AND TO HOLD to the Grantees, respectively, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I, in my capacity as Personal Representative of the Estate and for the Estate, covenant with the Grantees, their heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I, in my capacity as Personal Representative of the Estate, acting under the authority granted to me in the last will and testament, have a good right to sell and convey the same as aforesaid; that the Estate shall warrant and defend the same to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h) (1975).

Executed this 6th day of December, 2022.

Doris Ethelene Haraway

DORIS ETHELENE HARAWAY, individually and in her capacity as Personal Representative of the Estate of Jerry L. Haraway, dec'd

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Before me, the undersigned authority, a Notary Public in and for said County and in said State, personally appeared **DORIS ETHELENE HARAWAY, individually and in her capacity as Personal Representative of the Estate of Jerry L. Haraway, dec'd** whose name is signed to the foregoing Warranty Deed and who is known to me (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, in her capacity as such Personal Representative for the Estate of Jerry L. Haraway, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2022.

Connie Konig

Notary Public
My Commission Expires: 4-5-2025

SEAL

CONNIE KONIG
NOTARY PUBLIC
ALABAMA STATE AT LARGE

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $347,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Subscribed and sworn to before me this 6th day of December, 2022.

SEAL

SHAWNA HUSKEY NOTARY PUBLIC MY COMMISSION EXPIRES 11/30/2024 ALABAMA STATE AT LARGE

Notary Public
My commission expires: 11/30/2024

Grantor	Grantees	Property Address
Doris Ethelene Haraway 209 Church Street Rogersville, AL 35652	Kellye J. Werner Kaitlyn G. Haraway 5019 Montclair Drive Nashville, TN 37211	5019 Montclair Drive Nashville, TN 37211

Mail tax notices to Grantees at the address above.

MAP 146-12

PARCEL 44

EXHIBIT "A" TO PERSONAL REPRESENTATIVE'S DEED

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 453, Crieve Hall Estates, Section 6, of record in Book 2331, Pages 1 and 2, Register's Office of said County.

Said Lot No. 453 fronts 90 feet on the Westerly side of Montclair Drive and runs back 209.5 feet on the Northerly line and 227.9 feet on the Southerly line to a deed line, measuring 92 feet thereon.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by deed from Gerald F. Ritter and wife, Jane B. Ritter, of record in Book 3909, Page 724, Register's Office for Davidson County, Tennessee.

22-00307
CF/H/Haraway, Doris Ethelene/TN Deed - Personal Representatives