This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1004099 DEEDQC
05/16/2023 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230516-0036669

New Owner:	**Send Tax Bill:**	**Map/Parcel**
GLENN A. HARRIS, Trustee JUDITH G. HARRIS, Trustee HARRIS REVOCABLE LIVING TRUST dated April 4, 2023 1248 Neely's Bend Road Madison, TN 37115	SAME	052-16-0-047.00 & 052-16-0-047.01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this May 16, 2023.

Notary Public

My Commission Expires: 10/14/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, GLENN A. HARRIS and JUDITH G. HARRIS, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to GLENN A. HARRIS and JUDITH G. HARRIS, Trustees of the HARRIS REVOCABLE LIVING TRUST, dated April 4, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 May 16, 2023.

By: Glenn A. Harris
GLENN A. HARRIS

Judith G. Harris
JUDITH G. HARRIS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENN A. HARRIS and JUDITH G. HARRIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 16, 2023.

Eric J. Scott
NOTARY PUBLIC

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

Exhibit A

Property Description

Said property is described to wit:

Two tracts of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, dated April 10, 1962, as follows:

TRACT I: Beginning in the northerly boundary of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67; at a point 200 feet west of the westerly margin of School Pass; thence with said Subdivision, as follows: north 61° 38' west 349.6 feet to a fence post; continuing with the easterly boundary of said Subdivision, north 31° 19' east 522.8 feet to a point, 627.2 feet south of Neely's Bend road; thence along Patton's southerly line, south 61° 38' east 300.6 feet to a point, 202 feet west of the westerly margin of School Pass; thence south 23° 26' west 99.2 feet; thence south 61° 38' east 202 feet to the westerly margin of School Pass; thence with said Pass, south 23° 26' west 12 feet; thence leaving said Pass, north 61° 38' west 202 feet to a point; thence south 23° 26' west 99.3 feet; thence south 61° 38' east 2 feet; thence south 23° 26' west 312 feet to the beginning.

TRACT II: Beginning at a point in the westerly margin of School Pass, at the northeast corner of the property conveyed to Henry F. Grammer and wife, by deed from E.C. Chance, Inc., as of record in Book 3345, page 331; thence with Grammer's northerly line and his line, extended, north 61° 38' west 202 feet; thence north 23° 26' east 99.3 feet; thence south 61° 38' east 202 feet to the westerly margin of School Pass; thence with said Pass, south 23° 26' west 99.3 feet to the beginning.

Being the same property conveyed to GLENN A. HARRIS and JUDITH G. HARRIS, husband and wife, by Warranty Deed of record from CLINTON GENTRY, Devisee of The Estate of Helen McCormick, in Instrument No. 20170210-0014118, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

1. **Easement for Sanitary Sewers/Storm Drainage as recorded in Book 6879, page 16, Register's Office for Davidson County, Tennessee.**
2. **Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.**

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 310 & 312 School Pass, Madison, Tennessee 37115.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 May 16, 2023 (date of document).

Signature

May 16, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of May, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026