Karen Johnson Davidson County
Batch# 1012610 DEEDWARR
06/08/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $10,356.30
20230608-0043723

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $2,799,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2023.

Notary Public
My Commission Expires: 11/2/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
The Buckland Abbey Trust 3 Buckland Abbey Nashville, TN 37215	New Owner The Buckland Abbey Trust 3 Buckland Abbey Nashville, TN 37215	Tax Parcel ID No. 130-12-0A-049.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HARRIS FAMILY TRUST,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRYAN HOWARD, TRUSTEE OF THE BUCKLAND ABBEY TRUST AGREEMENT** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Northumberland of record in Plat Book 6250, Page 128-129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory L. Burns, Married by Warranty deed from Martin Bennett and wife, Linda Bennett of record in Instrument No. 20080530-0055298 Register's Office for Davidson County, Tennessee, dated May 28, 2008 and recorded on May 30, 2008. (Value of consideration shown in aforementioned deed $1,950,000.00.)

Being the same property conveyed to Doralyn Harris by Warranty Deed from Gregory L. Burns, married, dated April 15, 2021 and recorded April 16, 2021 in Instrument No. 20210416-0051295, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Harris Family Trust by quitclaim deed from Doralyn Harris, widowed, dated March 3, 2023 and recorded May 30, 2023 in Instrument No. 20230530-0040464, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **3 Buckland Abbey Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2023.

THE HARRIS FAMILY TRUST

Trustee

Jennifer Harris, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER HARRIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **THE HARRIS FAMILY TRUST**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 6th day of June, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 6/8/2023 (date of document).

Affiant Signature

6/8/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of JUNE, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

