RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(3)

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021278 DEEDWARR
06/30/2023 11 50 57 AM 2 pgs
Fees $13 00 Taxes $2,804 60

20230630-0050127

State of Tennessee
County of Davidson

The actual consideration ~~or value, whichever is~~ greater, for this transfer is **$758,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day ~~of~~ June, 2023

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My commission expires

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Rembert **Polly Rembert**	**Studio Bank Mortgage**	**Map 131-03-0-C Parcel 178.00co**
4400 Belmont Park Terrace #178	**1550 W. McEwen Dr Ste 40**	
Nashville, TN 37215	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Underwood, sole Heir-at-Law of Cynthia Smith Harr, joined by David Underwood, Administrator of the Estate of Cynthia Smith Harr, deceased, to confirm the estate has and claims no interest in the subject real property

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Rembert and Polly Rembert, 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 Building Site No. 178 on the Plan of Arden Place, Section Six, of record in Plat Book 4955, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Cynthia Harr, an unmarried woman, by Warranty Deed dated July 16, 2018, from Thomas F. Potter and spouse, Suzanne W. Potter, of record in Instrument No. 20180717-0069141, said Register's Office for Davidson County, Tennessee. The said Cynthia Harr being one and the same person as Cynthia Smith Harr having died intestate on December 26, 2022. Pursuant to on Order filed in Docket No. 23P30, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Letters of Administration were issued David Underwood to serve as Administrator of the Estate of Cynthia Smith Harr; and David Underwood was the sole heir-at-law of Cynthia Smith Harr. Affidavits of Heirship for Cynthia Smith Harr, deceased, of record in Instrument No. 20230630-0050125, dated June 16, 2023, and Instrument No. 20230630-0050126, dated June 16, 2023, Register's Office for Davidson County, Tennessee.

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 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 my/our hand(s) this **27th** day of **June, 2023.**

David Underwood, sole Heir-at-Law of Cynthia Smith Harr

Admin

David Underwood, Administrator of the Estate of Cynthia Smith Harr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Underwood, sole Heir-at-Law of Cynthia Smith Harr,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **June, 2023.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/16/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Underwood, Administrator of the Estate of Cynthia Smith Harr,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **June, 2023.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/16/24