Karen Johnson Davidson County
Batch# 1041915 DEEDWARR
08/23/2023 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20230823-0065982

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 day of August, 2023.

(Affix Seal) Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-06-983

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shawn Rohan 804 Fireside Circle Brentwood, TN 37027	OWNER 804 FIRESIDE CIRCLE BRENTWOOD TN 37027	Map/Parcel 160-15-0-011

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Carden Harris and Brock Sears Harris, Co-Trustees of The Harris Family Irrevocable Trust, dated the 29th day of May, 2015**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn Rohan**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 11 on the Plan of Hearthstone, Phase One of record in Plat Book 5200, Page 218, 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 F. Sears Harris by Warranty deed from F. Sears Harris of record in Book 5653, page 550, Register's Office for Davidson County, Tennessee, dated September 13, 1980 and recorded on September 19, 1980.

Being the same property conveyed to Frederick Sears Harris, appearing as Trustee of The Harris Family Irrevocable Trust by Quitclaim deed from Frederick Sears Harris of record in Instrument No. 20150626-0061495 Register's Office for Davidson County, Tennessee, dated May 7, 2015 and recorded on June 26, 2015. Frederick Sears Harris, Jr. died November 17, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 804 Fireside Circle, Brentwood, TN 37027 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 22nd day of August, 2023:

The Harris Family Irrevocable Trust, dated the 29th day of May, 2015

By: David Carden Harris
David Carden Harris, Co-Trustee

By:
Brock Sears Harris, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Carden Harris and Brock Sears Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Co-Trustees of The Harris Family Irrevocable Trust, dated the 29th day of May, 2015, and they, as such Co-Trustees, executed the foregoing instrument for the purpose therein contained by signing the name of The Harris Family Irrevocable Trust, dated the 29th day of May, 2015 by the said David Carden Harris and Brock Sears Harris, Co-Trustees.

Witness my hand and official seal this 22nd day of August, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Holly A. Mason, 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 August 22, 2023.

Affiant Signature

8/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of August, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 9/07/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY