WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051396 DEEDWARR
09/19/2023 10:03:15 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20230919-0073377

JM-RF-23-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kendra Faucett and Joshua Faucett	**NEW OWNER**	
(NAME)	(NAME)	**142 08 0A 022.00**
113 Bear Track Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA HARRISON PETERS, MARRIED AND KATHERINE HARRISON BELL, MARRIED AND KATHERINE HARRISON BELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANN MURRAY HARRISON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDRA FAUCETT AND JOSHUA FAUCETT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee:

Being Unit No 22, on the Plan of Phase I Coronada Town Home Comdominiums of record in Plat Book 4860, Page 26, (erroneously referred to as Plat Book 4850, page 26) Register's Office of Davidson County', Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Coronada, a Condominium, a horizontal property regime established by Master Deed of record in Book 490 1, page 679, amended in Book 5203, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office.

Being the same property conveyed to Jann Murray Harrison, an unmarried individual by Warranty deed from Elizabeth Joy Nelson, an unmarried individual of record in Instrument No. 20130416-0037668 Register's Office for Davidson County, Tennessee, dated April 04, 2013 and recorded on April 16, 2013.

Said Jann Murray Harrison died on October 18, 2022 vesting the subject property in the names of Julia Harrison Peters and katherine Harrison Bell as devisees under Last Will & Testament filed in Probate Case No. 23P57 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4901, Page 702, and Resolution in Instrument No. 20100304-0016850, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville, 1, LLC of record in Instrument Number 20130118-0006281, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **113 Bear Track Dr., Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF SEPTEMBER, 2023.

Julia Harrison Peters

Katherine Harrison Bell

The Estate of Jann Murray Harrison

BY: Katherine Harrison Bell
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA HARRISON PETERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE HARRISON BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE HARRISON BELL, PERSONAL REPRESENTATIVE of the THE ESTATE OF JANN MURRAY HARRISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212