This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2157-LV

Karen Johnson Davidson County
Batch# 1063513 DEEDWARR
10/20/2023 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20231020-0082610

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Tammy Carney
Affiant

Subscribed and sworn to before me, this the 19th day of October, 2023.

Notary Public
My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janice Muller and Donna Bradbury 196 Pearsall Ave Jersey City, NJ 07305	JP Morgan Chase Bank 700 Kansas Lane Monroe, LA 71203	034 07 0A 087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Eric Thomason and Alan Thomason, as devisees under the Last Will and Testament and as Co-Executors of the Estate of Janet Thomason, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Janice Muller, an unmarried person and Donna Bradbury, an unmarried person, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in Davidson County, Tennessee, being Lot No. 69, on the Plan of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, as shown on the Townhomes Property Line Exhibit, which is Exhibit B to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030611-0080857, as amended in Instrument Nos. 20030723-0102986 and 20050120-0007505, being corrected at Surveyor's Certificate of Correction recorded in Instrument No. 20050729-0088636, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet L. Thomason, by Warranty Deed from Fred Ryan and wife, Joyce Ryan, of record in Instrument No. 20081107-0111091, in the Register's Office of Davidson County, Tennessee, dated October 29, 2008 and recorded on November 07, 2008.
The said Janet L. Thomason died on August 19, 2023, testate, devising subject property to Eric Thomason and Alan Thomason. See Probate Case No. 23P1763, in the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Eric Thomason and Alan Thomason, by Executor's Deed from Eric Thomason and Alan Thomason, Co-Executors of the Estate of Janet Thomason, of record in Instrument No. 20231016-0080882, in the Register's Office of Davidson County, Tennessee, dated October 6, 2023 and recorded on October 16, 2023.

This is improved property located at: **317 Harbor Village Drive, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2023.

GRANTOR:

Eric Thomason, devisee under the Last Will and Testament and Co-Executor of the Estate of Janet Thomason

STATE OF Kentucky
COUNTY OF Kenton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Thomason, as devisee under the Last Will and Testament and as Co-Executor of the Estate of Janet Thomason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of October, 2023.

DARLA FARIS NOTARY PUBLIC KY STATE AT LARGE

Notary Public
My Commission expires: September 12, 2027

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2023.

GRANTOR: _____
Alan Thomason, devisee under the Last Will and Testament and Co-Executor of the Estate of Janet Thomason

STATE OF NC
COUNTY OF WAKE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alan Thomason, as devisee under the Last Will and Testament and as Co-Executor of the Estate of Janet Thomason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of October, 2023.

_____
Notary Public
My Commission expires: 03.28.2026

ANURAG VISHNOI NOTARY PUBLIC WAKE COUNTY, NC Commission Expires Mar. 28, 2026

True Copy Certification

I, **Pam Autry,** 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 this the 19th day of October, 2023.

Affiant Signature

Date 10/19/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024