(1)

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Bruce Wayne Harborth
5504 Saddlewood Lane
Brentwood, TN 37027

From Information Furnished By
The Parties

Map and Parcel: 171-08-0-006.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TRACY MARIE DEVAULT, EXECUTOR OF THE ESTATE OF LINDA K. BURKE**, has this day bargained and sold and does hereby transfer and convey unto, **BRUCE WAYNE HARBORTH AND REBECCA SELF HARBORTH, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Brentwood, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Saddlewood, of record in Book 5200, page 128, Register's Office for said County, more particularly described as follows:
>
> Beginning at an iron pin in the easterly margin of Saddlewood Lane, being a common corner of Lots 1 and 2; thence with the common boundary between Lots Nos. 1 and 2 in a southeasterly direction 271.51 feet to a point in the westerly margin of Old Public Road; thence South 4 deg. 40' 53" West 144.34 feet to a point being a common corner of lots 2 and 3; thence with the common boundary between Lots Nos. 2 and 3 in a westerly direction 305.89 feet to a point in the easterly margin of Saddlewood Lane; thence in a northerly direction with the easterly margin of Saddlewood Lane on a curve having a radius of 1,436.96 feet, 175.56 feet to the point of beginning.
>
> Being the same property conveyed to Robert L. and wife Linda K. Burke by Warranty Deed from H & B Development Co., a Partnership composed of Robert N Hutcheson and M. Douglas Brown of record in Book 5435, page 740, Register's Office for Davidson County, Tennessee, dated May 14, 1979 and recorded on May 15, 1979. The said Robert L. Burke having died on or about October 6, 2019, vesting Linda K. Burke as surviving tenant. The said Linda K. Burke having died on or about April 17, 2023, with the Estate of Linda Kay Burke being administered under Docket No. 23P894, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRUCE WAYNE HARBORTH AND REBECCA SELF HARBORTH, HUSBAND AND WIFE,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 1067179 DEEDWARR
11/01/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,991.45
20231101-0085620

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of October, 2023.

Tracy Marie Devault, Executor

Tracy Marie Devault, Executor of
The Estate of Linda K. Burke

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tracy Marie Devault, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of The Estate of Linda K. Burke, the bargainor, and that she as such Executor, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the estate by herself as Executor.

WITNESS MY HAND AND OFFICIAL SEAL in Brentwood, Tennessee, this the 30th day of October, 2023.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/22/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $808,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of October, 2023.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/22/2025

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **10/30/2023.**

Name: **Sheri Morgan**
Title: **President**
Date **11/01/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **11/01/2023.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**