WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **360,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **30th day of November, 2023**

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: 6-29-27
(Affix Seal)

C23-138

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Faye Douglas		
273 Harbor Village Drive	**Same as Owner**	**34 - 7A - 76.00**
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Maxine George** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Eva Faye Douglas** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 273 Harbor Village Drive, Madison, Madison, TN 37115. Said property is being described as follows:

BEING Lot No. 58, Phase 4, Section 4, Harbor Village, REV 1, as shown by plat of record in Plat Instrument 20030611-0080857, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Melvin G. George and wife, Maxine George, by Warrranty Deed from Newmark Homes, LP dated 08/26/2005 and filed for record 09/12/2005 of record in Instrument #20050912-0109190, said Register's Office.

The said Melvin George and Maxine George quitclaimed said property to Jeff George, Glenda Wyer and Robin Dorris by Quitclaim Deed dated 05/21/2009 and filed for record 06/03/2009 of record in Instrument #20090603-0051292, said Register's Office.

The said Jeff George, joined by his wife, JoAnn George and Robin Dorris, joined by her husand Timothy Dorris quitclaimed their interest in the property back unto Melvin George and wife, Maxine George, thereby owning a 2/3rd interest by Quitclaim Deed dated 04/09/2015 and filed for record 04/13/2015 of record in Instrument #20150413-00332033, said Register's Office,.

The said Melvin George quitclaimed his interest to Maxine George by Quitclaim Deed dated 10/27/2015 and filed 10/30/2015, filed for record in Instrument #20151030-0110788, said Register's Office.

The said Glenda Wyer, who owned a 1/3 interest, died intestate on November 26, 2013, survived by her spouse Allan Dale Wyer and her children Traci Cunningham Brown and Staci Cunningham Walling, who were all of the children born to her during her life. Allan D. Wyer died, unmarried and intestate, on December 14, 2018, survived by his children Maregaret Lorraine Craft and Allan Dale Wyer, Jr., who were all of the chldren born to him during his life.
The said Allan Dale Wyer, Jr. conveyed his rights to Maxine George by Quitclaim Deed dated 09/2/2021, filed 10/06/2021, filed in Instrument #20211006-0134379; Traci Cunningham Brown conveyed to Maxine George conveyed her rights to Maxiine George by Quitclaim Deed dated 09/03/2021, filed 10/06/2021, filed in instrument #20211006-0134380;Staci Cunningham Walling conveyed her rights to Maxine George by Quitclaim Deed dated 09/10/2021, filed 10/06/2021, filed in instrument #20211006-0134381; and Margaret Lorraine Craft conveyed her rights to Maxine George by Quitclaim Deed dated 09/13/2021, filed 10/06/2021, filed in Instrument #20211006-0134382, all in the Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **273 Harbor Village Drive, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

Karen Johnson Davidson County
Batch# 1078146 **DEEDWARR**
12/05/2023 08:06:08 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20231205-0093591

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 our hands this 30th day of November, 2023.

Maxine George by Jeff George ATT. IN FACT

Maxine George, by Jeff George, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of November, 2023, before me personally appeared Maxine George to me known to be the person who executed the foregoing instrument in behalf of Jeff George as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Jeff George.

Witness my hand and official seal this 30th day of November, 2023.

Commission Expires: 12-29-27

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY