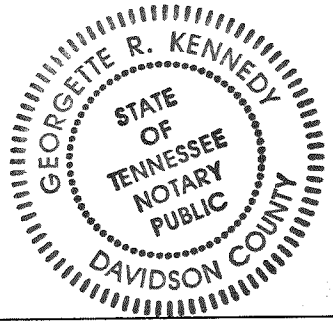
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Marie McLean Michael John McLean	Deborah Marie McLean Michael John McLean	172-05-0A-046.00
(NAME) 321 Red Feather Lane	(NAME) 321 Red Feather Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Alice F Harris Estate by James E. Harris, Jr. as Executor**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Deborah Marie McLean and Michael John McLean, a married couple**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 46 on the Plan of Final Plat Phase Three, Oakmont Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, Page 479, Amended in Plat Book 9700, Page 881 and Plat Book 9700, Page 882, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Harris and wife. Alice F. Harris by Warranty Deed from Continental Development and Construction Inc, dated 06/06/2000, of record in Instrument 20000620-0061085, Register's Office for Davidson County, Tennessee.

The said James E. Harris died, leaving the said Alice F. Harris the sole surviving tenant by the entirety.

The said Alice F. Harris died testate on 02/25/2023, devising subject property to James E. Harris, Jr, as evidenced in File No. 23P511, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 321 Red Feather Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2182046
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1078937 DEEDWARR
12/06/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20231206-0094209
202312060094209

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), his/her/their 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), his/her/their 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 1st day of December, 2023.

Alice F Harris Estate

By: _____
James E. Harris, Jr. Executor

State of Florida
County of Collier

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James E. Harris Jr., Executor of the Alice F. Harris Estate with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 1st day of December, 2023.

_____
Notary Public: Tammy J. Taylor

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

NOTARY PUBLIC STATE OF FLORIDA
TAMMY J. TAYLOR
Notary Public - State of Florida
Commission # HH 130161
My Comm. Expires May 21, 2025

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 December 4, 2023.

Affiant

Date: 12/04/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 4th day of December, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY