KarenJohnson Davidson County
Batch# 1121615 DEEDWARR
04/11/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240411-0025675

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$345,000.00**

Subscribed and sworn to before me this 9th day of April, 2024.

Notary Public **Affiant**

My Commission Expires: 01-06-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Stephen J Morrow Living Trust **235 Harbor Village Drive** **Nashville, TN 37115**	Same as New Owner	**034-07-0A-057.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Catherine Saunders and Barbara DeLoach as Co-Executrices of The Estate of Juanita A. Saunders**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said of **Stephen J. Morrow, Trustee of the Stephen J Morrow Living Trust**the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 39 on the plan of Harbor Village, Phase IV, Revision I, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, Revision I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20030723-0102986, which revises and amends the Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, of record in Instrument No. 20030611-0080857, and as further amended in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JUANITA SAUNDERS, by deed from NEWMARK HOMES, LP, of record in Instrument No. 20040204-0013756, dated January 30, 2003, said Register's Office.

JUANITA A. SAUNDERS died on or about October 28, 2023. Her Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division), under Case No. 23P2238, directed the subject property to be administered as part of the Estate, subject to the control of the Co-Executrices, CATHERINE SAUNDERS AND BARBARA DELOACH.

This is improved property known as: 235 Harbor Village Drive, Nashville, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 4th of April, 2024.

The Estate of Juanita A. Saunders

Catherine Saunders Executrix

By: Catherine Saunders, Executrix

Executrix

By: Barbara DeLoach, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of April, 2024, before me personally appeared **Catherine Saunders and Barbara DeLoach, Co-Executrices of the Estate of Juanita A. Saunders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representatives of the **Estate Of Juanita A. Saunders, as appointed by court Order of record in Docket No. 23P2238 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 4th day of April, 2024.

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **04/09/20204** [DATE].

AFFIANT SIGNATURE

04/11/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **4th** day of **April**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

