WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2024.

Notary Public
COMMISSION EXPIRES: 01/26/2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1130800 DEEDWARR
05/03/2024 04:02:30 PM 2 pgs
Fees: $13.00 Taxes: $897.25
20240503-0032809

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy Lynn Harvey	SAME	064-16-0A-125-00
(NAME)	(NAME)	
125 General Jackson Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **David Woodroof and Karen Woodroof, Executors of Estate of Gracie Lorene Orange, Anthony Wayne Orange, Jeffrey Keith Orange, and Roxanne Orange Barcroft** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Lynn Harvey, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, AND HER HEIRS, SUCCESSORS AND 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 Unit No. 125, on the Plan of Resubdivision of Jackson Meadows, Phase I, of record in Plat Book 6900, Page 527, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Jackson Meadows, a horizontal property regime established by Master Deed of record in Book 7433, page 236, amended in Book 7434, page 642, said Register's Office.

Note: The recording of Plat of record in book 6900, Page 527, voids, vacates, and supersedes the recording of Plat Book 5200, Page 362.

Being the same property conveyed to Gracie Orange by Warranty Deed from John Guenther Conservator for Lucille S. Guenther, Incompetent of record in Instrument No. 20040205-0014076, dated February 03, 2004, recorded February 05, 2004, Register's Office Davidson County, Tennessee. Gracie Orange a/k/a Grace Lorene Orange ("Decedent") having since died testate on February 06, 2024, leaving a Last Will and Testament ("Will"). Decedent's Will was admitted to probate in Docket No. 24P-359 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, wherein David Woodroof and Karen Woodroof, having been appointed as such by Decedent's Will, were appointed as Executors of Decedent's Will and Estate. Decedent's Will bequeathed the net proceeds from the sale of the property to her 3 adult children, Anthony Wayne Orange, Jeffrey Keith Orange, and Roxanne Orange Barcroft, who join with Executors in this conveyance for the transfer, conveyance, and relinquishment of any and all rights of Decedent's estate in the property as well as any and all rights of the above-named beneficiaries

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 125 General Jackson Lane, Hermitage, TN 37076.

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, and her heirs. successors and assigns forever; and we do covenant with the said GRANTEE 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, and her heirs, successors 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 3 day of May, 2024.

Estate of Gracie Lorene Orange, Grantor

By: _____, Executor
David Woodroof, Executor

By: _____, Executor
Karen Woodroof, Executor

_____
Anthony Wayne Orange, Grantor

_____
Jeffrey Keith Orange, Grantor

_____
Roxanne Orange Barcroft, Grantor

State of Tennessee)

County of Wilson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Woodroof and Karen Woodroof, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who upon oath acknowledged themselves to be the duly appointed and acting Executors of the Estate of Gracie Lorene Orange, Deceased, a within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by themselves as its Executors, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 3 day of May, 2024.

Commission Expires: 01/26/2025

_____
Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

State of Tennessee)

County of Wilson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Wayne Orange, Jeffrey Keith Orange, and Roxanne Orange Barcroft, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 3 day of May, 2024.

Commission Expires: 01/26/2025

_____
Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the 3rd day of May, 2024.

_____ 05/03/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 3rd day of May, 2024.

_____
Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027