Karen Johnson Davidson County
Batch # 1149983 DEEDWARR
06/25/2024 09:02:57 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240625-0047131

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $420,000.00 Affiant Subscribed and sworn to before me This 20th day of June 2024. Notary Public My Commission Expires: 1/24/28

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Address New Owners as:	Tax Bill To:	Map / Parcel
Cynthia S. Holland **3318 Leah Court** **Lebanon, TN 37087**	New Owner	064-12-0C-210.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kevin Lee Harris and wife, Tracy Harris** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Cynthia S. Holland** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 210, Lexington, Phase 2, of record in Plat Book 6250, page 341, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Lee H. Harris and Sandra G. Harris, husband and wife, by warranty deed from Glenn L. Lawrence and wife, Shirley H. Lawrence of record in Instrument No. 20080225-0017957, said Register's Office. The said Sandra G. Harris having since died on February 2,

2018 and title vested in Lee H. Harris, as the sole surviving tenant by the entirety.

The said Lee H. Harris (aka Lee Henry or Henley Harris) having since died on December 15, 2023, and title vested in Kevin Lee Harris, as his sole surviving heir at law pursuant to Affidavits of Heirship of record in Instrument No. 20240130-0006535, and in Instrument No. 240621-0046543, said Register's Office.

Tracy Harris joins into this conveyance as the spouse of the Grantor, Kevin Lee Harris, and is conveying any rights she may have in the property, including any martial interest.

This is improved real property commonly known as 210 Lexington Way, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. 2024 Taxes for Davidson County, a lien not yet due and payable. Map & Parcel 064-12-0C-210.00
2. Declaration/Restrictions of record in Book 6503, Page 1, said Register's Office.
3. By-Laws of record in Book 6503, page 20 and in Instrument No. 20070921-0112964, said Register's Office.
4. Charter of record in Book 6620, page 128, and in Book 8204, page 354, said Register's Office.
5. Any and all matters appearing on the plan of record in Book 6250, page 341, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of June 2024

Grantors:

Kevin Lee Harris

Tracy Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Kevin Lee Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 20th day of June 2024.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Tracy Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 20th day of June 2024.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary Public

My Commission Expires: