Karen Johnson Davidson County
Batch# 1164571 DEEDWARR
07/31/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240731-0058007

WARRANTY DEED

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. Celeste Irvin	NEW OWNER	
(NAME)	(NAME)	
507 Harbor Village Drive		034 07 0A 003.00
(ADDRESS)	(ADDRESS)	
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, **CHRYSTELLE BEVERLEY FORTNER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACEY CELESTE IRVIN, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit 3 on the Site plan of a PLANNED UNIT DEVELOPMENT, PHASE I, HARBOR VILLAGE, of record in Plat Book 6900, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chrystelle Beverley Fortner, a single woman, by Warranty Deed from William G. Osborne and Gwen J. Barnes-Osborne, husband and wife, of record in Instrument No. 20160915-0097012, in the Register's Office of Davidson County, Tennessee, dated September 14, 2016, and recorded on September 15, 2016. Chrystelle Beverley Fortner, having since remarried. Tracey L. Fortner joins in the execution of this deed to convey any and all marital rights he may have in said property.

Limited Power of Attorney of record in Instrument No. _202407310058006_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 507 Harbor Village Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PM2024-730

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 my hand this 29th day of July, 2024

CHRYSTELLE BEVERLEY FORTNER

Tracey L. Fortner by Chrystelle Beverley Fortner, attorney in fact

TRACEY L. FORTNER BY CHRYSTELLE BEVERLEY FORTNER, ATTORNEY IN FACT

STATE OF New Mexico
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chrystelle Beverley Fortner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2024.

Commission expires: 3/18/2028

ARIEL JESSICA STAGGS
Notary Public
State of New Mexico
Comm. # 1091060
My Comm. Exp. Mar 18, 2028

Notary Public

STATE OF New Mexico
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chrystelle Beverley Fortner to me known to be the person who executed the foregoing instrument in behalf of Tracey L. Fortner as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of Tracey L. Fortner.

Witness my hand and official seal this 29th day of July, 2024.

Commission expires: 3/18/2028

ARIEL JESSICA STAGGS
Notary Public
State of New Mexico
Comm. # 1091060
My Comm. Exp. Mar 18, 2028

Notary Public

PM2024-730

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 07/29/2024 (date of document).

Michelle W Kendig
Affiant Signature

07/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of July, 2024.

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

