Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 241149398**

STATE OF TENNESSEE
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $610,000 00

Affiant

Subscribed and sworn to before me, this 25th day of November, 2024

Notary Public
My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1208513
11/26/2024 10 37 21 AM
Fees $13 00 Taxes $2,257 00

Davidson County
DEEDWARR
2 pgs

20241126-0092364

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Glenn A. Harris and Judith G. Harris<br>637 Hidden Acres Drive<br>Madison TN 37115 | New Owner | Tax Parcel ID No<br>063-00-0-117.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Wynne Empson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn A. Harris and Judith G. Harris, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Neeley's Bend Acres, Section One, of record in Plat Book 4175, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DUNCAN B. EMPSON AND WIFE, GUSSIE R. EMPSON, by deed from JOSEPH E. REDDEN AND WIFE, BESSIE MAI REDDEN, of record in Book 4591, page 29, dated April 5, 1972, said Register's Office.

DUNCAN B. EMPSON died on or about March 12, 2016, leaving GUSSIE R. EMPSON as the surviving tenant by the entirety.

GUSSIE R. EMPSON died testate, on or about December 5, 2017. Upon her death, the property passed to her only heir, her daughter, ANN WYNNE EMPSON as evidenced by Affidavits of Heirship in Furtherance of Title (with copy of Last Will and Testament attached) of record in Instrument No 20241119-0089790 and Instrument No. 20241119-0089791, said Register's Office For further reference, see quitclaim deed of record in Instrument No. 20241119-0089792, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 063-00-0-117.00.

Matters shown on the Plan of record in Plat Book 4175, page 140, said Register's Office.

This is improved property located at 637 Hidden Acres Drive Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of November, 2024

Ann Wynne Empson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Wynne Empson, 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, at office, this 25th day of November, 2024

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission Expires: _____