Karen Johnson Davidson County
Batch# 1213192 DEEDWARR
12/06/2024 03:21:30 PM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20241206-0094974

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00. Christy Malone Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th TH DAY OF DECEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 06-28-26 (AFFIX SEAL) ALISA R. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tammy S. Joscelyn, Trustee of the Carol Joscelyn Irrevocable Trust dated December 3, 2018	Same as new owner	142-07-0C-030.00 CO
(NAME)	(NAME)	
413 Bradford Green	Same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Keith Benjamin Harris, as Executor of the Estate of Margaret Imogene Harris, and Keith Benjamin Harris, Kathy Denise Harris Juarez, and Jamie Diane Harris Jones, as heirs-at-law of the Estate of Margaret Imogene Harris,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tammy S. Joscelyn, Trustee of the Carol Joscelyn Irrevocable Trust dated December 3, 2018**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 30, on the Horizontal Property Regime for Ashley Green, as recorded in the Master Deed of record in Book 7184, page 44, amended in Book 7467, page 279, Book 7482, page 312 and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARGARET I. HARRIS AND JAMES C. HARRIS, WIFE AND HUSBAND, by deed from ANDIREA J. DEJARNETTE, A SINGLE WOMAN, of record in Instrument No. 20131204-0123448, dated November 27, 2013, said Register's Office.

Further being the same property conveyed to MARGARET I. HARRIS, by quitclaim deed from MARGARET I. HARRIS AND JAMES C. HARRIS, WIFE AND HUSBAND, of record in Instrument No. 20140218-0013349, dated November 27, 2013, said Register's Office. MARGARET I. HARRIS having since died testate on or about December 14, 2023. Probate for Margaret Imogene Harris was opened, and the Last Will and Testament of Margaret Imogen Harris was admitted in the Probate Court for Davidson

County, Tennessee on February 15, 2024, Case No. 24P-107. Keith Benjamin Harris was appointed executor. Pursuant to the Last Will and Testament of Margaret Imogne Harris, said property was devised to her children KATHY DENISE HARRIS JUAREZ, KEITH BENJAMIN HARRIS AND JAMIE DIANE HARRIS JONES.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 413 Bradford Green, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 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.

Effective the 5th day of December, 2024.

Keith Benjamin Harris, Executor of the Estate of Margaret Imogene Harris

Keith Benjamin Harris, heir-at-law of the Estate Margaret Imogene Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of December, 20 24, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Keith Benjamin Harris, Executor of the Estate of Margaret Imogene Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), described in and who executed the foregoing instrument, and acknowledged that such execution of the same to be his free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of December, 20 24, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Keith Benjamin Harris, heir-at-law of the Estate of Margaret Imogene Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), described in and who executed the foregoing instrument, and acknowledged that such execution of the same to be his free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2024-0978
Warranty Deed TN

Kathy Denise Harris Juarez

Kathy Denise Harris Juarez, heir-at-law of the Estate Margaret Imogene Harris

STATE OF Texas
COUNTY OF Guadalupe

On this 5th day of December, 20 24, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Kathy Denise Harris Juarez, heir-at-law of the Estate of Margaret Imogene Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), described in and who executed the foregoing instrument, and acknowledged that such execution of the same to be her free act and deed.

Madilynn Beck Madilynn Beck
Notary Public
My Commission Expires: 8/29/28

MADILYNN BECK
Notary Public, State of Texas
My Comm. Exp. 08-29-2028
ID No. 135067451

File No.: 2024-0978
Warranty Deed TN

Jamie Diane Harris Jones

Jamie Diane Harris Jones, heir-at-law of the Estate Margaret Imogene Harris

STATE OF Kentucky
COUNTY OF Madison

On this 5th day of December, 20 24, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Jamie Diane Harris Jones, heir-at-law of the Estate of Margaret Imogene Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), described in and who executed the foregoing instrument, and acknowledged that such execution of the same to be her free act and deed.

Notary Public
My Commission Expires: Nov 12th, 2025

LINDSAY MICHELLE STOESS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP40308
My Commission Expires Nov 12, 2025

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2024-0978
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, 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 December 5, 2024 (date of document).

Affiant Signature

December 5,2024
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

