Karen Johnson Davidson County
Batch# 1223272 DEEDWARR
01/06/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250106-0000905

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$349,900.00**

Subscribed and sworn to before me this 27th day of December, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Barbara Covington **139 Harbor Village Drive** **Nashville, TN 37115**	Same as New Owner	**034-07-0A-139.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Paula Ann Howell, Mary Beatrice Harding, and Sharon E. Lynn Wiesman, as heirs at law of Patricia Elder AKA Patricia Ann Elder**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Barbara B. Covington, a single woman** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 121, on the plan of Harbor Village, Phase IV, Revision I, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, Revision I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20030723-0102986, which revises and amends the Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, of record in Instrument No. 20030611-0080857, and as further amended in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PATRICIA ELDER, A SINGLE WOMAN, by deed from PATRICIA T. DUTY, UNMARRIED, of record in Instrument No. 20170215-0015724, dated February 14, 2017, said Register's Office. The said PATRICIA ELDER ALSO KNOWN AS PATRICIA ANN ELDER having since died intestate on or about June 25, 2024 leaving Paula Ann Howell, Mary Beatrice Harding, and Sharon E. Lynn Wiesman as her sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20241209-0095341.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 139 Harbor Village Drive, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 27th day of December, 2024.

Paula Ann Howell

Paula Ann Howell

Mary Beatrice Harding

Mary Beatrice Harding

Sharon E. Lynn Wiesman

Sharon E. Lynn Wiesman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Paula Ann Howell, Mary Beatrice Harding and Sharon E. Lynn Wiesman** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27th day of December, 2024.

My Commission Expires: 1/31/26

DevinPark

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 27. 2024.

Affiant Signature

6th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028