Karen Johnson Davidson County
Batch# 1263522 DEEDWARR
04/23/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250423-0031318

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $470,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of April, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Merrill Hare and Ray Hare	SAME AS NEW OWNER	129-11-0A-432.00-CO
(NAME)	(NAME)	
432 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		

Warranty Deed

For and in Consideration of the sum of $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/we **Susan Easterling Depue, Executrix of the Estate of Barbara Jane Andrews,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Merrill Hare and Ray Hare, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 432 created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code annotated, and as established by the Master Deed for The Cloister at St. Henry Phase 1-B, of record in Book 6237, Page 665, amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the Plat for The Cloisters at St Henry, Phase 1-B, as attached as Exhibit "B" to the Amendment to the Master Deed of record in Book 6834, Page 449, said Register's Office.

Being the same property conveyed to Barbara Jane Andrews, an unmarried woman by Warranty Deed from Jo Anne Forehand, as sole heir at law of Bonnie Jo Forehand Hyde and as devisee of the Last Will and Testament of Bonnie Jo Forehand Hyde and also as the personal representative of the Estate of Bonnie Jo Forehand Hyde of record in Instrument No. 20180413-0034860 Register's Office for Davidson County, Tennessee, dated April 11, 2018 and recorded on April 13, 2018.

Said Barbara Jane Andrews is deceased. Per Order Admitting Last Will and Testament and Second Codicil Thereto to Probate, Susan Easterling Depue is appointed as Executrix of the Estate of Barbara Jane Andrews. See Docket No. 25P-565 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This property is __unimproved _X_improved property known as: 432 Siena Drive, Nashville, TN 37205.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of April, 2025.

Estate of Barbara Jane Andrews

BY: Susan Easterling DePue, Executrix

Susan Easterling Depue, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Easterling Depue with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executrix of Estate of Barbara Jane Andrews, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2025.

Notary Public
My Commission Expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 4/22/25.

Celia Stewart Rouse

Affiant Signature

4/22/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY