715,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

B-ELAM-25-2524

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jackson Morgan and Maddie Louviere	**Same as new owner**	
(NAME)	(NAME)	**073 16 0 075 00**
2427 Cabin Hill Road	**Same as new owner**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF BETTY ANN HENDERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKSON MORGAN AND MADDIE LOUVIERE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 8 on the Plan of TWO RIVERS, as of record in Plat Book 3600, Page 65 as amended in Book 3795, Page 799, Register's Office for Davidson County, Tennessee

Said Lot No 8 fronts 100 67 feet on the Northeasterly side of Stones River Court, and runs back 205 feet more or less on the Northwesterly line and 180 2 feet more or less on the Southeasterly line, to the Cumberland River and measures 115 00 feet more or less

Being the same property conveyed to Milton A Henderson and Wife, Joyce Crowder Henderson, by Deed from Standiford Rogers Gorin, Unmarried, of record in Book 4290, Page 889, in the Register's Office of Davidson County, Tennessee, dated November 27, 1968, and recorded on December 02, 1968

The said Joyce Crowder Henderson died on November 13, 1977, leaving Milton A Henderson as surviving tenant by the entirety

Being the same property conveyed to Milton A Henderson and wife, Betty Ann Henderson, as tenants in the entirety, by Quitclaim Deed from Milton A Henderson, of record in Book 6010, Page 489, in the Register's Office of Davidson County, Tennessee, dated February 21, 1983, and recorded on February 23, 1983

The said Milton A Henderson having since died on April 13,2021 Title to the subject property vested at his death in Betty Ann Henderson as surviving tenant by the entirity

The said Betty Ann Henderson died September 5, 2024, testate, the subject property have been made part of her probate Estate with full power to sell having been vested in Julie Ann Byrd in her capacity as Executrix See Probate Case 24P2162, Davidson County, Seventh Circuit Court

Harvey Edward Harnage II, James Floyd Harnage and Julie Anne Byrd, join in this conveyance in order to convey any interest they have in the property as devisees of the last will and testament of Betty Ann Henderson See Probate Case 24P2162, Davidson County, Seventh Circuit Court

Karen Johnson
Batch # 1269196
05/06/2025 10 36 34 AM
Fees $23 00 Taxes $2,645 50

Davidson County
DEEDWARR
4 pgs

20250506-0035220

This conveyance is subject to
• Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TWO RIVERS, as recorded in Plat Book 3600, Page(s) 65 as amended in Book 3795, Page 799
• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3793, Page 125
• Easement recorded in Book 8761, Page 517.
• Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
• Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
• Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2524 Stones River Ct, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23 DAY OF APRIL, 2025.

The Estate of Betty Ann Henderson
BY Julie A. Byrd
Julie Anne Byrd
Executrix
Julie A. Byrd
Julie Anne Byrd

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ANN BYRD, EXECUTRIX of the THE ESTATE OF BETTY ANN HENDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my/our hand(s) this the 23 DAY OF APRIL, 2025.
M. Winchester
Notary Public
My Commission Expires 9/21/25
(SEAL)

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 09/21/25

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Anne Byrd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my/our hand(s) this the 23 DAY OF APRIL, 2025
M. Winchester
Notary Public
My Commission Expires 9/21/25
(SEAL)

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 09/21/25

Harvey Edward Harnage, II

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARVEY EDWARD HARNAGE, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my/our hand(s) this the 29 DAY OF APRIL, 2025

Notary Public
My Commission Expires 02/19/2029
(SEAL)

Notary Public State of Florida
Cindy A. Carter
My Commission HH 633170
Expires 2/19/2029

James Floyd Harnage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FLOYD HARNAGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my/our hand(s) this the 22 DAY OF APRIL, 2025

Notary Public
My Commission Expires 03/16/27
(SEAL)

Notary Public State of Florida
Destiny Shea
My Commission HH 375098
Expires 3/16/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212