RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-32172-25

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1316646 DEEDWARR
08/29/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250829-0069492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Todd M. Wilburn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2025

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Harper and Ashley Harper 206 Overcrest Court Nashville, TN 37211	Same address as new owner	147-06-0-082.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TODD M. WILBURN, PERSONAL REPRESENTATIVE/EXECUTOR OF THE ESTATE OF SARAH W. GAYLOR, PROBATE COURT FOR BLOUT COUNTY, TENNESSEE, DOCKET NO. PR-7120**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ADAM HARPER AND ASHLEY HARPER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Caldwell Hall, Section I, Revised, of record in Book 2900, page 57, 58 and 59, Register's Office for said County, being more particularly described as follows:

Said lot fronts 44.38 feet on the northwesterly side of Overcrest Court and runs back 135.7 feet on the easterly line and 160.4 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 218.5 feet.

Being the same property conveyed to James M. Gaylor and wife, Sarah Gaylor from Edward M. Travers and wife, Diane J. Travers by Warranty Deed dated June 19, 1967, and recorded June 21, 1967, in Book 4143, Page 744, said Register's Office. James M. Gaylor having since died on January 18, 2009, and being the same property title to which vested in Sarah Gaylor upon his death. The said Sarah Gaylor, also known as Sarah Belle Gaylor, having since died unmarried and testate on February 24, 2025. Probate was opened in the Probate Court for Blount County, Tennessee as Docket Number PR-7120 and Todd M. Wilburn was appointed as the Personal Representative/Executor of the Estate of Sarah W. Gaylor. The Last Will and Testament of Sarah W. Gaylor states that any real property owned at her death be administered as a part of her estate

subject to the control of her Personal Representative.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 206 Overcrest Court, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of August, 2025

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR(S)

The Estate of Sarah W. Gaylor, Probate Court for Blout County, Tennessee, Docket No. PR-7120

By: Todd M. Wilburn
Todd M. Wilburn, Personal Representative/Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Todd M. Wilburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Personal Representative/Executor of The Estate of Sarah W. Gaylor, Probate Court for Blout County, Tennessee, Docket No. PR-7120, within named bargainor and that he as such Personal Representative/Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Personal Representative/Executor.

WITNESS my hand and seal, this the 28th day of August, 2025.

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/28/25 (date of document).

Jennifer L. Pennell

8/29/25

Date

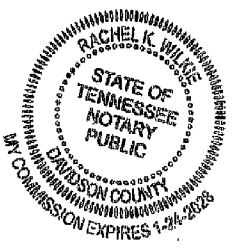
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8/29, 2025.

Rachel K. Wilkes

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal