Karen Johnson Davidson County
Batch# 1387064 DEEDWARR
03/02/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260302-0016121

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Harris, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Maybee Marlin and James Stetson Marlin, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Harris, unmarried by Warranty Deed from Jordan B. Murphy, married of record in Instrument No. 20201007-0116301 Register's Office for Davidson County, Tennessee, dated October 02, 2020 and recorded on October 07, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5301 Village Way, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sarah Maybee Marlin **James Stetson Marlin** **5301 Village Way** **Nashville, TN 37211**	New Owners	**161-10-0A-055.00**

WITNESS THE EXECUTION HEREOF this 26th day of February, 2026.

Brian Harris

State of Tennessee)
County of Davidson)

On this 26th day of February, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian Harris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 385,000.00.**

Affiant

ANN CASEY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

Sworn and subscribed before me on this the 27th day of February, 2026.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Scott Hubbard, 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

2-27-26.

Date

A. Scott Hubbard

Affiant Signature

February 27, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of February, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-52**