Karen Johnson Davidson County
Batch# 1393325 DEEDWARR
03/16/2026 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260316-0020754

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2026

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Palmer	Success Mortgage Partners	108-12-B-250.00
(NAME)	(NAME)	
109 New Haven Court	1200 S Sheldon Rd, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Plymouth, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260214

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Marjore Bristol, Administrator of the Estate of Cheryl Lynn York** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Clinton Palmer, an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 45, on the Plan of SECTION TWO, HARBORVIEW, FINAL PHASE, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl Lynn York, by Warranty Deed from Michael Anthony Minatra and Pamela Yvonne Haskins, Heirs of the Estate of Ellie W. Minatra, of record in Instrument No. 20120123-0006192, in the Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 23, 2012. The said Cheryl Lynn York died intestate on June 2, 2024, leaving her mother, Joy York, as her sole heir at law. An intestate estate was administered on the decedent's behalf in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), Docket No. 24P1213. Pursuant to an Agreed Order to Dispose of Real and Personal Property filed in said matter on January 21, 2025, said heir at law was divested of her interest in the subject real property and was revested in the Estate of Cheryl Lynn York. Furthermore, the transaction for the conveyance of the subject real property was approved by that certain Agreed Order Approving Contract for Sale of Real Property filed in said matter on February 11, 2026. Marjorie A. Bristol executes this instrument as the Administrator of the Estate of Cheryl Lynn York pursuant to said Agreed Orders.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 10125, page 494; amended in Book 10344, page 233; Book 10386, page 334; Book 10316, page 891 and Inst. No. 19991215-0303474, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:
Sanitary Sewer Easement of record in Book 5856, pages 80-84; Book 5658, page 984 and Book 5795, page 181, said Register's Office.

Storm Water Detention Agreement of record Book 10937, page 376 and Book 7390, page 270, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 109 New Haven Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of March, 2026

M Bristol, Executrix of the Estate of Cheryl Lynn York

Marjorie Bristol, Executrix of the Estate of Cheryl Lynn York

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marjore Bristol, Administrator of the Estate of Cheryl Lynn York, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of March, 2026.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03-16-2026.

Affiant Signature

03-16-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-16-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY