Karen Johnson Davidson County
Batch# 1404754 DEEDWARR
04/13/2026 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20260413-0029808

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF April, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25110009

Address of New Owner
Edwin LeRoy McLaurin and David Ward Hinson
4944 Whites Creek Pike
Whites Creek, TN 37189

Send Tax Bills To:
Same

Tax Information:
030-00-0-068.01

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robin Anderson Harris, fka Robin Rachelle Anderson Harris, and Christopher L. Harris, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Edwin LeRoy McLaurin, unmarried, and David Ward Hinson, unmarried,** hereinafter called the **Grantee(s)**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to be held as tenants in common with right of survivorship, with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Tract 1 as shown and described according to a Boundary Survey of Gilliam Property prepared by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, Cole Land Surveying, 326 West Drive, P.O. Box 170, White House, TN 37188, dated March 6, 1998, as follows, to-wit:

Beginning at an iron pin set along the southwesterly margin of Whites Creek Pike, said iron pin set being North 48 degrees 51' 09" West 240.00 feet to an iron pin set in the corner of Tract 2 on said boundary survey and corner of the Gilliam property being known as Map No. 30, Parcel 68; thence, along the southwesterly margin of Whites Creek Pike, North 49 degrees 28' 50" West 190.51 feet to an iron pin set, North 52 degrees 45' 27" West 81.29 feet to an iron pin set, and North 58 degrees 05' 27" West 26.50 feet to an iron pin set; thence leaving the southwesterly margin of Whites Creek Pike, South 23 degrees 20' 46" West 94.51 feet to a point; thence South 09 degrees 30' 45" East 342.65 feet to an iron pin set, common corner with Tract 2; thence, along the common boundary line with Tract 2, North 41 degrees 50' 27" East 319.10 feet to an iron pin and the point of beginning, containing 1.31 acres, more or less.

Being the same property conveyed to Robert D. Anderson and wife, Nona Kate Anderson, by Warranty Deed from Thelma Gilliam, unmarried, dated 06/25/1998 and recorded on 06/26/1998 at Book 10994, Page 706, as amended and restated in Warranty Deed dated 08/07/1998 and recorded on 08/28/1998 at Book 11087, Page 415, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Mildred Gilliam Ashabraner,

unmarried, dated 08/10/1998 and recorded on 08/28/1998 at Book 11087, Page 412, RODCT. Robert D. Anderson having since died on or about 10/14/2010, leaving Nona Kate Anderson as the surviving tenant by entirety. Nona Kate Anderson having since died testate on or about 01/18/2015, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P186), property was devised to Tiffani Lynn Anderson Chern and Robyn Rochelle Anderson Harris. Further being the same property conveyed to Tiffani Lynn Anderson Chern and Robyn Rochelle Anderson Harris by Quitclaim Deed from Kenneth T. Anderson, Executor of the Estate of Nona Kate Anderson, dated 08/13/2015 and recorded on 08/20/2015 in Instrument No. 20150820-0084159, RODCT. Further being the same property conveyed to Robyn Rochelle Anderson Harris by Quitclaim Deed from Tiffani Lynn Anderson Chern dated 04/08/2016 and recorded on 04/18/2016 in Instrument No. 20160418-0036727, RODCT. Further being the same property conveyed to Robin Rachelle Anderson Harris by Quitclaim Deed from Robin Rachelle Anderson Harris (who erroneously acquired title as Robyn Rochelle Anderson Harris) and spouse, Christopher Harris, dated 08/09/2017 and recorded on 08/21/2017 in Instrument No. 20170821-0085661, RODCT. Further being the same property conveyed to Robin Rachelle Anderson Harris and Christopher L. Harris, wife and husband, by Quitclaim Deed from Robin Rachelle Anderson Harris dated 04/15/2021 and recorded on 06/10/2021 in Instrument No. 20210610-0078551, RODCT.

This is property generally located:
4944 Whites Creek Pike, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. General Permit granted to Southern Bell Telephone and Telegraph Company of record in Book 875, Page 10, Register's Office for Davidson County, Tennessee.
3. A right-of-way granted to Tennessee Natural Gas Lines, Inc. of record in Book 1298, Page 671, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7586, Page 411, Register's Office for Davidson County, Tennessee.
5. Agreement For Dedication of Easement for Water Mains and Appurtenances of record in Book 8259, Page 189, Register's Office for Davidson County, Tennessee.
6. Subject to the right of way of Whites Creek Pike.
7. Easement for the flow of the waters of Earthman Fork Creek and the rights of the public therein.
8. Rights of upper and lower riparian owners to the flow of the waters of Earthman Fork Creek, free from diminution or pollution.
9. Changes in the boundary of the subject property resulting from erosion nor accretion caused by the flow of Earthman Fork Creek.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Robin Anderson Harris and Christopher L. Harris** have caused this instrument to be executed, this the 27 day of March, ~~2025.~~ 2026.

Robin Anderson Harris

Christopher L. Harris

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robin Anderson Harris and Christopher L. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of March, ~~2025.~~ 2026.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 3/27/2026 (date of document).

L. Broner McCoy
Date: 4/13/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 13th day of April, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY