WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421796 DEEDWARR
05/18/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.23
20260518-0044403

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jayne Ann Harris	Same as New Owner	052-14-0A-033.00-CO
(NAME)	(NAME)	
2521 Pennington Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($399,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DIANA MAE DEWITT, TRUSTEE OF THE REVOCABLE TRUST OF DIANA MAE DEWITT, DATED SEPTEMBER 23, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYNE ANN HARRIS, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description, and established by Master Deed of record in Instrument No. 20040811-0097169, said Register's Office.

Being the same property conveyed to Diana DeWitt, unmarried by Warranty Deed from Andrea Adell Hansen and Leilani A. Rahn of record in Instrument No. 20170906-0091568, Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 06, 2017.

Being the same property conveyed to Diana Mae DeWitt, Trustee of the Revocable Trust of Diana Mae

DeWitt, dated September 23, 2020 by Quitclaim Deed from Diana DeWitt (unmarried) of record in Instrument No. 20201006-0115427 Register's Office for Davidson County, Tennessee, dated October 05, 2020 and recorded on October 06, 2020.

unimproved ☐
This is improved ☒ property, known as 2521 Pennington Bend Road, 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 we do covenant with the said GRANTEES 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 successors 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of May, 2026.

Diana Mae Dewitt, Trustee of the Revocable Trust of Diana Mae DeWitt, dated September 23, 2020

BY: Diana Mae DeWitt, Trustee
Diana Mae DeWitt
Trustee

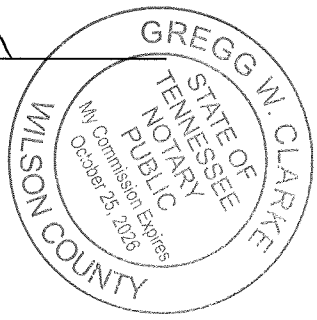
STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 15 of May, 2026, by Diana Mae DeWitt, the Trustee of Diana Mae Dewitt, Trustee of the Revocable Trust of Diana Mae DeWitt, dated September 23, 2020, on behalf of the Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Affix stamp/seal:



Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 18th day of May, 2026

5/18/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of May, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

