Karen Johnson Davidson County
Batch# 1464869 DEEDWARR
08/27/2026 10:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,233.95
20260827-0079620

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is **$333,500.00.** Amanda Allen **Affiant** Subscribed and sworn to before me This 13th day of August, 2026. Carmen Coats **Notary Public** My Commission Expires: 11/5/29 CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Aidan Harbeson & Joy Harbeson	New Owners	053-06-0B-086.00-CO

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Martha Snyder as the Administrator of the Estate of Adam Whitaker, deceased.** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Aidan Harbeson and Joy Harbeson, Husband and Wife** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Phase 5B, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 838 and 839, 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 Adam Whitaker by Warranty Deed from Chad F. Dowlen and Jacqueline Dowlen, husband and wife, of record in Instrument No. 20160520-0050511in the Register's Office for Davidson County, Tennessee.

Adam Whitaker has since died on testate on 01/02/2026, with his estate being probated in Davidson County under Case No. 26P-308 and this sale was approved by said Court.

This is improved property commonly known as 2039 Waterford Drive, Old Hickory, TN 37138.

This conveyance is subject to the following:

1. Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 838 and 839, Register's Office for Davidson County, Tennessee.
2. Subject to all matters shown on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, page 540, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9530, Page 185 and Book 9530, Page 189, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. By-Laws of Waterford Community Homeowner's Association of record in Book 8715, Page 583 and amended in Instrument No. 20090309-0020515, in the Register's Office for Davidson County, Tennessee.
5. Charter of Waterford Community Homeowner's Association of record in Book 8711, Page 701 and Instrument No. 20101007-0080605, in the Register's Office for Davidson County, Tennessee.
6. QuitClaim Deed for Common Areas to Waterford Community Homeowner's Association of record in Book 9393, Page 831; Book 9393, Page 833; Book 8715, Page 590 and Book 9752, Page 82, in the Register's Office for Davidson County, Tennessee.
7. Easement for Right-of-Way of record in Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.
8. Easement for Sewer of record in Book 1717, Page 30, in the Register's Office for Davidson County,Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever

Witness my hand this 12th day of August, 2026.

Grantor:

Martha Snyder as the Administrator of the Estate of Adam Whitaker,

Martha Snyder, Administrator

By: Martha Snyder

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Martha Snyder, as the Administrator of the Estate of Adam Whitaker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **the Administrator of the Estate of Adam Whitaker,** and as such **Administrator** acknowledged that she is authorized to execute the foregoing instrument on behalf of **the Estate of Adam Whitaker,** the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing Martha Snyder, as the Administrator of the Estate of Adam Whitaker.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th **day of** August, **2026.**

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 14. 2026

Affiant Signature

21st day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028