Karen Johnson Davidson County
Batch# 1485337 DEEDWARR
10/16/2026 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20261016-0095202

This instrument prepared by Integrity Title & E
380 S. Lowe Avenue, Cookeville, TN 38

THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITH INFORMATION PROVIDED BY THE PARTIES HEREIN. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE CONDITION OF TITLE.

WARRANTY DEED

PROPERTY ADDRESS:
Name Jared Harris
Address 5055 McLendon Drive
City Antioch State TN Zip 37013

SEND TAX BILLS TO:
Name same as new owner
Address
City State Zip

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

I, **David Lee Netherton, being the Sole Devisee of the Estate of Patricia Louise Netherton, deceased, per the Last Will & Testament of Patricia Louise Netherton, Instrument Number 20260121-0005044, Davidson County, Tennessee and Probate Court Davidson County, Tennessee, Probate No. 25P1375*,** have this day bargained and sold, and do hereby transfer and convey unto **Jared Harris, an unmarried man,** his heirs and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in the Antioch CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, as follows:

Being Lot No. 17, on the Plan of Colewood Hills, Section 1, as of record in Plat Book 4300, Page 130, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Subject to all matters shown on the Plan of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4548, Page 912, in the Register's Office for Davidson County, Tennessee, but omitting any restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restrictions (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of the instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

MAP/PARCEL 162-07-0-097.00

THE PREVIOUS AND LAST conveyance being a **Quitclaim Deed** from **Charles T. Gilpatrick, III** to **Patricia Netherton, formerly Patricia N. Gilpatrick,** recorded in Record **Book 9861, Page 975,** Register's Office, Davidson County, Tennessee.

*Patricia Louise Netherton died testate, on or about June 18, 2025, as a resident of Davidson County, Tennessee. The Estate of Patricia Louise Netherton is probated in Davidson County, Tennessee under Case #25P1375. Pursuant to the Last Will & Testament, David Lee Netherton is the appointed sole beneficiary of the Estate of Patricia Louise Netherton. David Lee Netherton is the sole beneficiary under the Last Will & Testament of Patricia Louise Netherton.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. I covenant that I lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this the 15 day of October, 2026.

The Estate of Patricia Louise Netherton

David Lee Netherton

By: David Lee Netherton, Sole Devisee

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, Vicky Walker, Notary Public of this county, **David Lee Netherton as Sole Devisee of the Estate of Patricia Louise Netherton,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office this 15 day of October, 2026.

Vicky Walker

NOTARY PUBLIC

VICKY WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 11-28-27

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

AFFIANT

Subscribed and sworn to before me, this the 16 day of October, 2026.

NOTARY PUBLIC

My Commission Expires: _____

CHRISTIAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Certificate of Authenticity

I, Christian Reynolds, 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 **October 15, 2026**.

Date

Affiant Signature

October 16, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16** day of **October**, 20____.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)