Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/03 11:35 2pgs
Fees:13.00 Taxes:925.00
20031028-0158562

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of October, 2003

Notary Public
My Commission expires: 4-20-04

ANDREW H. MALONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John C. Sisco	America's Wholesale Lender	116-16-073.00
4107 Estes Road	750 Old Hickory Boulevard, Suite 180	
Nashville, TN 37215	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Emily H. Roe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John C. Sisco, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Evergreen Heights Section 1, of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the westerly margin of Estes Avenue at the corner of Lots Nos. 9 and 10; thence with the line between said two lots westwardly 300 feet to the easterly line of Lot No. 11; thence with same southwardly 102 feet to the northerly margin of Hobbs Road; thence with same southeastwardly 255 feet to the beginning of a curve; thence around said curve with a radius of 40 feet northeastwardly 74.9 feet the westerly margin of Estes Avenue; thence with the same northwardly 125 feet to the beginning.

Being the same property conveyed to John H. Roe, Jr. and wife, Emily H. Roe, by deed from Gerline L. King, on February 10, 1983, of record in Book 6005, page 674, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to John H. Roe, Jr. and wife, Emily H. Roe as Tenants in Common from John H. Roe, Jr. and wife Emily H. Roe, of record in Book 10525, page 923, said Register's Office. And further conveyed by Quitclaim Deed to Emily H. Roe from John H. Roe, Jr. of record in Instrument Number 20000619-0060657, said Register's Office. The said Emily H. Roe having since died leaving John Howard Roe, Jr. as the Executor of said Estate, Docket Number 02P2071, Davidson County Probate County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 19, Register's Office Davidson County, Tennessee.

This is improved property known as: **4107 Estes Road, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 27, 2003.

The Estate of Emily H. Roe

BY: _____
John H. Roe, Jr., Executor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of October, 2023, before me, appeared John H. Roe, Jr., to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executor of The Estate of Emily H. Roe, and that said instrument was signed and sealed in behalf of said estate by authority of its heirs and said John H. Roe, Jr., acknowledged said instrument to be the free act and deed of said estate.

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MACONER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

8/20/26