Davidson County DEEDWARR
Recvd: 04/20/16 15:30 3 pgs
Fees:18.00 Taxes:562.40
20160420-0038497

WARRANTY DEED

File No. 0001763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyong Lee	NEW OWNER	064-09-0-178.00
(NAME) 4280 Brackenwood Drive	(NAME)	
(ADDRESS) Old Hickory, TN. 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gary R Lord, as Executor and Christopher M Lord, as Co-Executor of the Estate of Dolores Ethel Joachim**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyong Lee, Married,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 18 on the Plan of Southfork, Section One of record in Plat Book 6250, Page (s) 384 and 385, 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 Anthony G. Joachim and wife, Dolores Ethel Joachim by Warranty deed from Centex Homes Corporation, A Nevada Corporation of record in Book 6993, page 273, Register's Office for Davidson County, Tennessee, dated September 22, 1986 and recorded on September 29, 1986. The said Anthony G. Joachim having since died March 14, 2002 and the property having become vested in Dolores Ethel Joachim as surviving tenant by the entirety. The said Dolores Ethel Joachim having since died testate on 10/27/2015 and her Last Will and Testament having been entered for Probate in Docket No. 15P1962 in the Circuit Court of Davidson County, Tennessee Probate Division, where Gary R. Lord and Christopher Michael Lord were granted Letters Testamentary as Co-Executors. Said Last Will & Testament gave the Executor(s) full power to sell and convey any real property owned by Dolores Ethel Joachim at the time of her death.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4280 Brackenwood Drive, Old Hickory, TN 37138

(House Number) (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 heirs 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 my hand this 15th day of April, 2016.

Estate of Dolores Ethel Joachim

By: _____
Gary R. Lord, Executor

By: _____
Christopher Michael Lord, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Gary R. Lord and Christopher M. Lord, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Executors of The Estate of Dolores Ethel Joachim and that they being authorized to do so in their capacity as Executor, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Dolores Ethel Joachim as Executors.

Witness my hand this 15th day of April, 2016.

_____
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

