This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-1361

Bill Garrett Davidson County
Batch# 62389 DEEDWARR
02/26/2018 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20180226-0017814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2018

Notary Public
My Commission Expires: 9/20/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brianna Harden 3401 Anderson Rd, Unit 34 Antioch, TN 37013	NEW OWNER	136-15-0-B-034.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cy Peter Queen, Sole Heir at Law and Beneficiary under the Last Will and Testament of Kathy A. Queen**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brianna Harden, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 34, on the Plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs, Townhomes, as shown on Plat of Record in Plat Book 11700, Page 16, revised in Book 11700, Page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kathy A. Queen, unmarried by Warranty Deed from Beverly Ligon, unmarried, recorded on the 10th day of September, 2007 in Instrument No. 20070910-0108064, in the Register's Office of Davidson County, Tennessee. Kathy A. Queen having died on June 6, 2016, leaving subject property to Cy Peter Queen, her Sole Heir and Beneficiary Under her Last Will and Testament (which has not been probated). Reference is made to Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 201802260017812 and 201802260017813, in the Register's Office for Davidson County, Tennessee

This is ☒ improved or ☐ unimproved property located at: **3401 Anderson Rd, Unit 34, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2018.

GRANTOR:

Sole Heir at Law and Beneficiary under the Last Will and Testament of Kathy A. Queen

By: Cy Peter Queen
Cy Peter Queen

STATE OF TENNESSEE
COUNTY OF RUTHRFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cy Peter Queen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of February, 2018.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201802260017814