Bill Garrett Davidson County
Batch# 84426 **DEEDWARR**
04/25/2018 08:52:23 AM 3 pgs
Fees: $18.00 Taxes: $606.80

20180425-0038732

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Ryan Tran and Linh Huynh, husband and wife	NEW OWNERS	
	(NAME)	
423 Janette Avenue		026-09-0-018.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeanne B. McGehee and Sharon B. Williams, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan Tran and Linh Huynh, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 16 ON THE PLAN OF CLARK PLACE, SECTION 5, AT GOODLETTSVILLE, TENNESSEE, A PLAT OF WHICH IS OF RECORD IN BOOK 2331, PAGE 159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARIE BUTTERWORTH, BY WARRANTY DEED FROM MISS ELAINE ROSCOE, E.M. DRAKE AND H. R. DRAKE, OF RECORD IN BOOK 2746, PAGE 553; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO JEANNE B. MCGEHEE AND SHARON B. WILLIAMS, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM JEANNE B. MCGEHEE AND SHARON B. WILLIAMS, AS CO-EXECUTRIXES OF THE ESTATE OF MARIE W. BUTTERWORTH, OF RECORD IN INSTRUMENT NO. 20171213-0127263; AND AS CORRECTED BY DEED OF CORRECTION INSTRUMENT NO. 20180212-0013824, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. MARIE W. BUTTERWORTH, HAVING DIED TESTATE ON SEPTEMBER 17, 2017, AND BY HER LAST WILL AND TESTAMENT FILED AS DOCKET NO. 17P-1809 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DEVISED THE SUBJECT PROPERTY TO HER DAUGHTERS, JEANNE B. MCGEHEE AND SHARON B. WILLIAMS, AND FURTHER APPOINTED THEM AS CO-EXECUTRIXES OF HER ESTATE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 522 Donald Street, Goodlettsville, TN 37072
(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/our hand(s) this 23rd day oF APRIL, 2018.

WARRANTY DEED
(Continued)

Jeanne B. McGehee

Sharon B. Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne B. McGehee, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2018.

Notary Public

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Williams, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____, April, 2018.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Jeanne B. McGehee

Sharon B. Williams

Sharon B. Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne B. McGehee, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Williams, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd, April, 2018.

Erica C Harris

Notary Public

My Commission Expires: 02-20-22

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072