WARRANTY DEED

Bill Garrett Davidson County
Batch# 98869 **DEEDWARR**
06/01/2018 11:23:00 AM 3 pgs
Fees: $18.00 Taxes: $721.50

20180601-0052313

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

D. Shea K
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018

Melody M Jenkins
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donnan Christensen	Same As New Owner	Map 72-12
(NAME)	(NAME)	
812 Bratley Drive		Parcel 95.00
(ADDRESS)	(ADDRESS)	
Washburn, WI 54891		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas Andrew Ferrell, Executor of the Last Will & Testament of Mabel Irene Ferrell, Linda Ferrell Tudor (1/4) undivided interest; Gwendolyn Ferrell Tudor (1/4) undivided interest; Thomas Andrew Ferrell (1/4) undivided interest; Amy Cyrier (1/12) undivided interest; Matthew Allbert (1/12) undivided interest; and Melanie Miller (1/12) undivided interest**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donnan Christensen and Ann Christensen, husband and wife,** hereinafter called the GRANTEES, 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. 67 on the Plan of Dalewood, Section, I of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leonard Ferrell and wife, Mabel Ferrell by Warranty Deed from Elsie Nivens, filed for record on June 6, 1988 in Book 7563, page 487, Register's Office for Davidson County, Tennessee. Leonard Ferrell died November 28, 1988, with Mabel Ferrell becoming vested in the entire fee as surviving tenant by the entirety. Mabel Ferrell died on December 9, 2017 and her will was admitted to probate in Davidson County, Tennessee probate court (Case No. 18P261). Said Probate Court, by Order Reopening Matter and Establishing Title to Real Estate, filed for record as Instrument No. _____, RODC, established undivided ownership interests in the subject property as follows: Linda Ferrell Tudor (1/4); Gwendolyn Ferrell Tudor (1/4); Thomas Andrew Ferrell (1/4); Amy Cyrier (1/12); Matthew Allbert (1/12); and Melanie Miller (1/12). Thomas Andrew Ferrell and Thomas Ferrell are one and the same.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and lot shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2100 Stratford Avenue, Nashville, TN 37216

(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 hands this 29th day of May, 2018.

Thomas Andrew Ferrell
Thomas Andrew Ferrell, Individually

Linda Ferrell Tudor by Thomas Ferrell
Linda Ferrell Tudor
By: Thomas Ferrell, Attorney in Fact Attorney in Fact

Gwendolyn Ferrell Tudor by Thomas Ferrell
Gwendolyn Ferrell Tudor
By: Thomas Ferrell, Attorney in Fact Attorney in Fact

Amy Cryer by Thomas Ferrell
Amy Cyder
By: Thomas Ferrell, Attorney in Fact Attorney in Fact

Matthew Allbert by Thomas Ferrell
Matthew Allbert
By: Thomas Ferrell, Attorney in Fact Attorney in Fact

Melanie Miller by Thomas Ferrell
Melanie Miller
By: Thomas Ferrell, Attorney in Fact Attorney in Fact

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF Madison

On this 29th day of May, 2018, before me personally appeared **Thomas Andrew Ferrell**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal this 29th day of May, 2018.

My Commission Expires: 6/13/21

Notary Public

STATE OF ALABAMA
COUNTY OF Madison

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Thomas Andrew Ferrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Last Will and Testament for Mable Ferrell and who further acknowledged that he is authorized as the Executor to execute the within instrument, as Executor of the Last Will and Testament.

Witness my and and seal this 29th day of May, 2018.

My Commission Expires: 6/13/21

Notary Public

STATE OF ALABAMA
COUNTY OF Madison

On this 29th day of May, 2018, before me personally appeared, **Thomas Ferrell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Ferrell Tudor, Gwendolyn Ferrell Tudor, Amy Cyrier, Matthew Allbert and Melanie Miller** and acknowledged that he executed the same as the free act and deed on behalf of **Linda Ferrell Tudor, Gwendolyn Ferrell Tudor, Amy Cyrier, Matthew Allbert and Melanie Miller .**

Witness my hand and official seal this 29th day of May, 2018.

My Commission Expires: 6/13/21

Notary Public:

File No.: 38905