WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 12/28/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katelin Carney	New Owner	132-16-0-092.00
(NAME)	(NAME)	
621 Elaine Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 115666 **DEEDWARR**
07/12/2018 11:16:07 AM 7 pgs
Fees: $38.00 Taxes: $999.00

20180712-0067519

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sherrie Martin, Sabrina Allison, Teresa Mayberry, Kimberly Nail, Jordan Foster as heirs at law for the Estate of Clarence C. Nail**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katelin Carney, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT A ATTACHED TO NAD MADE A PART OF FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Clarence C. Nail by Warranty Deed from William S. Guthrie, unmarried, dated 07/18/2003 recorded 09/15/2003, of record in Instrument No. 20030915-0135333, in the Register's Office for Davidson County, Tennessee. Clarence C. Nail died on September 21, 2017 leaving as his heirs at law Sherrie Martin, Sabrina Allison, Teresa Mayberry, Kimberly Nail, Clarence D. Nail pursuant to the Petition filed in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Case Number 18P-647 and Affidavit of Heirship recorded on _____ in Instrument No: ~~*~~ _____ Register's Office for Davidson County, Tennessee. Clarence D. Nail intestate on March 23, 2013 leaving Jordan Foster as his only heir at law.

*20180712-0067518

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 621 Elaine Dr., Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of June, 2018

Sherrie Martin Administrator

Sherrie Martin, Administrator for the estate of Clarence C. Nail

State of Tennessee
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, Sherry Martin, Sabrina Allison, Teresa Mayberry, Kimberly Nail, Jordan Foster as heirs at law for the Estate of Clarence C. Nail

WITNESS my hand and seal this 21st day of June, 2018.

Notary Public _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-29-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

Sebrina Allison

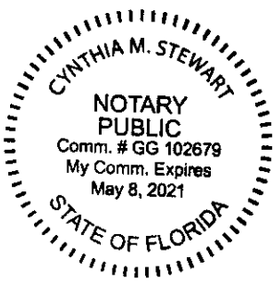
STATE OF TENNESSEE}
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sebrina Allison, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand this _____ day of June, 2018.

Notary Public

My Commission Expires:
May 8, 2021



Teresa Mayberry

Teresa Mayberry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Mayberry, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand this 28 day of June, 2018.

Jamie Seaborn Carter.

Notary Public

My Commission Expires:

March 8, 2021



My Commission Expires Mar. 8, 2021

Kimberly Nail

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Nail, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand this 25th day of June, 2018.

Notary Public

My Commission Expires:

Sept. 7, 2020



My Commission Expires Sept. 7, 2020

Jordan Foster

Jordan Foster

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jordan Foster, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand this 28 day of June, 2018.

Clarinda Bowman

Notary Public

My Commission Expires:

11-03-2020

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A ATTACHED TO AND MADE A PART OF THE WARRANTY DEED

Land in Davidson County, Tennessee, being all of Lot No. 610 on the Plan of Section Seven, Caldwell Hall, of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clarence C. Nail by Warranty Deed from William S. Guthrie, unmarried, dated 07/18/2003 recorded 09/15/2003, of record in Instrument No. 20030915-0135333, in the Register's Office for Davidson County, Tennessee. Clarence C. Nail died on September 21, 2017 leaving as his heirs at law Sherrie Martin, Sabrina Allison, Teresa Mayberry, Kimberly Nail, Clarence D. Nail pursuant to the Petition filed in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Case Number 18P-647 and Affidavit of Heirship recorded on _____ in Instrument No: _____ Register's Office for Davidson County, Tennessee. Clarence D. Nail intestate on March 23, 2013 leaving Jordan Foster as his only heir at law.