This Instrument Prepared by:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 20397

Karen Y Johnson Davidson County
Batch# 161462 DEEDWARR
11/15/2018 03:35:09 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20181115-0112795

EXECUTRIX DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 ($150,000.00) DOLLARS, cash in hand paid by ADAM SHOENFELD and wife, KATIE COOK SHOENFELD,* receipt of which is hereby acknowledged, I, DARLENE M. HORN as Executrix of the Estate of Luther McGinley, Jr., pursuant to Order Authorizing Sale of Real Property, filed November 2, 2018, Docket No. 18P689, in the Probate Court of Davidson County, have bargained and sold, and by these presents do transfer and convey unto ADAM SHOENFELD and wife, KATIE SHOENFELD, their heirs and assigns, a certain tract or parcel of land as follows:

* Husband and Wife

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 276 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Said Lot No. 276 fronts 70 feet on the north side of Maplecrest Drive and runs back between lines, 152 feet on the west line and 199 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 96.8 feet.

Being the same property conveyed to Luther McGinley, Jr. and wife, Carrol H. McGinley, by deed from the Administrator of Veteran's Affairs, an Officer of the United States of America, dated June 12, 1970, and of record in Book 4428, Page 557, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Luther McGinley, Jr. upon the death of his wife, Carroll H. McGinley, deceased, March 27, 2010, by reason of their tenancy by the entirety.

This property is subject to all matters as shown of record in Book 1835, Page 28, in the Register's Office of Davidson County, Tennessee, including a 60 foot from Maplecrest Drive, and including a 10 foot utility easement along the rear line of the lot.

This property is subject to right-of-way of Maplecrest Drive.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ADAM SHOENFELD and wife, KATIE COOK SHOENFELD, their heirs and assigns, forever. And I do covenant with the said ADAM SHOENFELD and wife, KATIE COOK SHOENFELD that as such Executrix, I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2018 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my successors and representatives, that as such Executrix, I will warrant and forever defend the title to said land to the said ADAM SHOENFELD and wife, KATIE COOK

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CVRES18-2234

SHOENFELD, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 9th day of November, 2018.

ESTATE OF LUTHER MCGINLEY, JR.

BY: Darlene M. Horn
DARLENE M. HORN, Executrix

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DARLENE M. HORN, ~~individually, and~~ as Executrix of the ESTATE OF LUTHER MCGINLEY, JR., deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 9th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 9th day of November, 2018.

NOTARY PUBLIC

COURTNEY ALLBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 07/21/2020

My Commission Expires: _____

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Tax Map 084
Group 11
Parcel No. 064.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. ADAM SHOENFELD
2082 Delaware Drive
Nolensville, TN 37135
SEND TAX BILLS TO:
new owner