This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Janet Ibrahim
4409 Smokey Mountain Place
Antioch, TN 37013

SEND TAX BILL TO:
NEW OWNER

Karen Y Johnson Davidson County
Batch# 177204 **DEEDWARR**
12/21/2018 01:54:07 PM 4 pgs
Fees: $23.00 Taxes: $691.53

20181221-0124492

MAP/PARCEL 175-04-0-A-012.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Herrod and Christopher Herrod, as beneficiaries of the Estate of Brenda Sue Herrod; and James Herrod, Dorris Jean Herrod, and Christopher Herrod, as heirs-at-law of the Estate of Mary Sue Herrod, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Janet Ibrahim, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No 5A of the Final Plat of Park Place Subdivision, Phase I of record in Instrument No. 20010129-0008516 and revised in Instrument No. 20011019-0114191, being a Private Element Horizontal property Regime, located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and being described in Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of recorded in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by Instrument recorded as Instrument No. 20011019-00114191, re-recorded as Instrument No. 20011212-0136927, and amended in Instrument No. 20111115-0089064, said Register's Office, and Bylaws appended thereto are incorporated in this description by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary S. Herrod, a unmarried woman and Brenda S. Herrod, a unmarried woman by Warranty Deed from Park Place Ventures, LLC of record in Instrument No. 20020917-0113138 Register's Office for Davidson County, Tennessee, dated September 13, 2002 and recorded on September 17, 2002.
Mary Sue Herrod died intestate on December 29, 2005, and her heirs at law are James Herrod, Brenda Sue Herrod (now deceased), Doris Jean Herrod, and Christopher Herrod as shown in Affidavits of Heirship of record in Instrument No. 20181221-0124489 **; Instrument No.** 20181221-0124490 **; Instrument No.** N/A **; and Instrument No.** N/A **, Register's Office for Davidson County, Tennessee. Brenda Sue Herrod died testate on September 11, 2018, and a probate was opened in Davidson County Probate Court under Docket No. 18P1878. James Herrod and Christopher Herrod are the beneficiaries under Brenda Sue Herrod's Last Will and Testament.**

This is improved property known as: **4409 Smokey Mountain Place, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 17th day of December, 2018.

WITNESS MY HAND on this the 17th day of December, 2018

James Herrod

James Herrod, Beneficiary of the Estate of Brenda Sue Herrod

Christopher Herrod, Beneficiary of the Estate of Brenda Sue Herrod

James Herrod

James Herrod, Heir at Law to the Estate of Mary S. Herrod

Christopher Herrod, Heir at Law to the Estate of Mary S. Herrod

Dorris Jean Herrod by James Herrod (Conservator)

Dorris Jean Herrod, Heir at Law to the Estate of Mary Sue Herrod, by James Herrod, Conservator for Doris Jean Herrod under Order...Appointing Successor Conservator of the Person in Davidson County Probate Court under Docket No. 96456, and of record in Book *, Page _____, Register's Office for Davidson County, Tennessee. * 20181221-0124491

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James Herrod as Beneficiary to the Estate of Brenda Sue Herrod,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of December, 2018.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James Herrod as heir at law to the Estate of Mary S. Herrod,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher Herrod as Beneficiary to the Estate of Brenda Sue Herrod,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher Herrod as heir at law to the Estate of Mary S. Herrod,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **James Herrod**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as Conservator for, **Dorris Jean Herrod**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $186,900.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 180878