(3)

Karen Johnson Davidson County
Batch# 205145 DEEDWARR
03/13/2019 09:26:25 AM 4 pgs
Fees: $23.00 Taxes: $684.50

20190313-0022906

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4529

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gladys Simiyu and James Hyman (NAME)	PennyMac Loan Services, LLC (NAME)	060-03-0-078
146 Southridge Drive (STREET ADDRESS)	2201 West Plano Parkway (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Plano, TX 75075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donna Clifton, Administrator for The Estate of Patsy G. Renfro**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gladys Simiyu, a 90% undivided interest and James Hyman, a 10% undivided interest, as tenants in common**, 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. 113 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, Page 84, Register's Office for said County.

For information only, the following legal is not insured:
SAID lots front 93 feet on the southerly side of Southridge Drive and runs back 138.54 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear on which it measures 134.2 feet more or less.

Being the same property conveyed to Robert G Renfro and Patsy G Renfro, husband and wife by Deed of Record in Book 4081, Page 495, Register's Office for Davidson County, Tennessee. The said Robert G. Renfro having died November 21, 2004, vesting the property in Patsy G Renfro as surviving tenant by the entirety. Patsy G. Renfro having since died intestate on July 21, 2018, leaving as her heirs at law Emma June Barrett, Kristie Renee Lynch, Jeffrey K. Garrett, Michael Garrett, Judy D. Brown, Margaret G. Dickson, and Pamela A. Reynolds. See affidavit of heirship recorded as Instrument #20190313-0022903, Register's Office of Davidson, County, Tennessee. The said Emma June Barrett having since died intestate on February 5, 2019, leaving as her heirs at law Patricia Jean Gannon, Rachel Nicole Lowe, and Donna Michelle Clifton. See affidavit of heirship recorded as Instrument #20190313-0022902 Register's Office of Davidson, County, Tennessee. Pursuant to an "Order to Authorize Sale of Real Property and Approval of Real Estate Contract" entered in Case number 19P-34 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Donna Michelle Clifton, the Administrator for the estate of Patsy G. Renfro, was vested with authority and ordered to sell the subject property, with all proceeds to be paid to the Estate of Patsy G. Renfro. Patricia Jean Gannon, administrator for the estate of Emma June Barrett, case number 19P-389 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, along with the heirs of

Patsy G Renfro and Emma June Barrett join in the conveyance to authorize the sale of the property and to evidence consent thereto.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 3821, Page 343, Book 3865, Page 403, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, Page 84, Amendment to Plat of record in Book 3864, Page 82, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jeffrey K. Garrett is signed by his duly appointed Attorney-in-fact Kristi Renee Lynch, pursuant to the Power of Attorney recorded in Instrument #20190313-0022904, said Register's Office.
The signature of Margaret G. Dickson is signed by her duly appointed Attorney-in-fact Judy D. Brown, pursuant to the Power of Attorney recorded in Instrument #20190313-0022905, said Register's Office.

This is improved property, known as 146 Southridge Drive, Nashville, TN 37207.

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. Whenever 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 8th day of March, 2019.

Donna Clifton, Administrator for The Estate of Patsy G. Renfro

** By: Donna M. Clifton
Donna Michelle Clifton, Administrator and Invidually

By: Patricia Gannon
Patricia J. Gannon

By: _____
Rachel N. Lowe

By: Kristie Renee Lynch
Kristie Renee Lynch

By: Jeffrey K. Garrett by Kristi R. Lynch AIF
Jeffrey K. Garrett, by Kristi Renee Lynch, his/her Attorney-In-Fact

By: Michael Garrett
Michael Garrett

By: Judy D. Brown
Judy D. Brown

By: Margaret G. Dickson by Judy D. Brown AIF
Margaret G. Dickson, by Judy D. Brown, his/her Attorney-In-Fact

By: Pamela A. Reynolds
Pamela A. Reynolds

Patricia J. Gannon, Administrator for The Estate of Emma June Barrett

By: Patricia J. Gannon
Patricia J. Gannon, Administrator and Individully

By: **See Above Signature
Donna Michelle Clifton

By: _____
Rachel N. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2019, before me personally appeared Donna Michelle Clifton, Patricia J. Gannon, Rachel N. Lowe, Kristie Renee Lynch, Michael Garrett, Judy D. Brown, Pamela A. Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of March, 2019.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Donna Clifton, Administrator for The Estate of Patsy G. Renfro, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public My Commission Expires:

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia Jean Gannon, Administrator for The Estate of Emma June Barrett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public My Commission Expires:

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Judy D. Brown, Attorney-in-Fact for Margaret Dixon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public My Commission Expires:

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kristi Renee Lynch, Attorney-in-Fact for Jeffrey K. Garrett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public My Commission Expires:

TODD SHOLAR
STATE OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066