Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027 Karen Johnson Davidson County Batch# 209305 DEEDWARR 03/25/2019 09:53:48 AM 2 pgs Fees: $13.00 Taxes: $1,498.50 20190325-0026583	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.** Affiant Subscribed and sworn to before me, this the 21st day of March, 2019. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Carolyn Wood	Carolyn Wood	**131-03-0f-003.00 CO**
105 Oak Meadows Lane	1728 Andrew Crockett Ct.	
Nashville, TN 37215	Brentwood, TN 37027	

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 HEREBY ACKNOWLEDGED, WE,

Steven Craig Pickle Executor of The Estate of Charlotte Eliza Pickle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn Wood, married

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 Unit No. 101, together with the appurtenant interest in the common elements of Oak Meadows Condominium Apartments, a horizontal property regime established by Master Deed, of record in Book 6441, page 69, amended in Book 7395, page 398, re-recorded in Book 7444, page 448, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to CHARLOTTE C. PICKLE, UNMARRIED AND JAMES W. PICKLE, UNMARRIED, by deed from R.B. INVESTMENTS, of record in Book 6718, page 777, dated November 26, 1985, said Register's Office.

Further being the same property conveyed to CHARLOTTE C. PICKLE, UNMARRIED, by quitclaim deed from JIMMY A. DUNCAN, TRUSTEE, of record in Instrument No. 20030325-0039047, dated June 26, 2000, said Register's Office. CHARLOTTE ELIZA PICKLE, having since died testate on or about February 7, 2018. Pursuant to the Last Will and Testament of Charlotte Eliza Pickle, in The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 18P708, said property is to be administered as part of the estate, STEVEN CRAIG PICKLE, having been appointed as Executor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as 105 Oak Meadows Lane, Nashville, TN 37215.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 21st day of March, 2019.

The Estate of Charlotte Eliza Pickle

By: _____ Exe

Steven Craig Pickle, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Steven Craig Pickle**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Executor** of the within named bargainor, a Estate, and that he as such **Executor**, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate** by the said **Steven Craig Pickle** as such **Executor**.

Witness my hand, at office, this **21st** day of **March, 2019.**

_____

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY