Karen Johnson Davidson County
Batch# 211805 DEEDWARR
03/29/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $867.65
20190329-0028765

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190200045

WARRANTY DEED

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan S. Plisco **Linda G. Plisco** **474 Sunliner Dr** **Nashville, TN 37209**	New Owner	**090-15-0-044.00**

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,

Tamica Bruce, Executor of the Estate of Linda Faye Calvin

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

Johnathan S. Plisco and Linda G. Plisco, Husband and wife

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. 301, on the Plan of Charlotte Park, Section Ten, of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to James R. Calvin and wife, Linda F. Calvin, by Warranty Deed from Virgil Rhea Dailey, II, unmarried, dated 8/4/10 and recorded 8/12/10 in Instrument No. 20100812-0063678, in the Register's Office of Davidson County, Tennessee. James R. Calvin has since died on 1/06/2019. The said Linda F. Calvin has since died on 02/01/2019, leaving a will probated in Case #75PRI-2109-PR-108 Probate Court for Davidson County Tennessee, naming Tamica Bruce, Executor with power to convey any interest in real estate without the signature, consent or approval of any heirs.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **474 Sunliner Dr, Nashville, TN 37209**
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. 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 our hands this 27th day of March, 2019.

Tamica Bruce Executrix of the Linda Faye Calvin Estate

BY: Tamica Bruce Executrix
Of the Linda Faye Calvin Estate

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Tamica Bruce** with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the **Executrix of the Linda Faye Calvin Estate**. the within named **Executrix**, and that she as such **Executrix** being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the **Executrix**, by the said such Estate of Linda Faye Calvin

Witness my hand and official seal at Smyrna, Tennessee, this 27th day of March, 2019.

Commission Expires: 4/18/21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER