WARRANTY DEED

Karen Johnson Davidson County
Batch# 216003 DEEDWARR
04/10/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $538.35
20190410-0032638

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-4-19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda P. Corn	Brenda P. Corn	06402000900
(NAME) 213 Hidden Harbour Drive	(NAME) 213 Hidden Harbour Drive	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jean E. Garrett, Personal Representative of the Estate of Mildred E. Helton, Deceased, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Brenda P. Corn, an unmarried woman, hereinafter called the GRANTEE(S), her 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. 121 on the Plan of Brandywine Farms, Section 5, of record in Book 4175, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 121 fronts 160.07 feet on the southerly side of Barley Mill Road and extends back on the West line 234.1 feet and on the east line 224.1 feet to a line in the rear which measures 230.1 feet.

Being the same property conveyed to Bobby G. Helton and wife, Mildred E. Helton by Warranty Deed from I. J. R. Coarsey, Trustee, dated May 28, 1970 and recorded June 01, 1970 of record in Book 4420, Page 769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mildred E. Helton by Quitclaim Deed from Bobby G. Helton, dated May 22, 2007 and recorded May 30, 2007 of record in Instrument No. 20070530-0063791, Register's Office for Davidson County, Tennessee.

The said Mildred E. Helton died testate on 05/12/2018, appointing Jean E. Garrett as her Personal Representative, as evidenced in her Last Will and Testament filed under Docket #2018PR440, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 4175, Page 18, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 3816, Page 544 and Book 4242, Page 698, in the Register's Office for Davidson County, Tennessee, together with all

amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 214 Barley Mill Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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.

Effective the 3rd day of April, 2019.

Jean E. Garrett

Jean E. Garrett, Personal Representative of the Estate of Mildred E. Helton, Deceased

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jean E. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Personal Representative of the Estate of Mildred E. Helton, Deceased, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2019

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

