RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 216708 DEEDWARR
04/12/2019 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20190412-0033477

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $425,000.00.

Affiant

Sworn to and subscribed before me this 11 day of April, 2019.

Notary Public

My Commission Expires: 11/3/22

(SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mary McWhirter 2210 Crocker Springs Rd Goodlettsville, TN 37072	New Owner(s)	026-01-0-094.00

This Indenture is made on the 10th day of April, 2019, by and between **AMY DYER CARVER AND CHERRI BROUSSARD, CO-EXECUTRICES OF THE ESTATE OF TIMOTHY S. CARVER** ("Grantor"), and **MARY MCWHIRTER** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 3 on the Plan of the Re-subdivision of Lots 2 and 3 on the Final Subdivision Plat of Long Hollow Square (original plat filed for record in Book 8250, Page 27, Register's Office for Davidson County, Tennessee) as shown on the plat of record in Book 11190, Page 34, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of said lot, easements and other matters relating thereto.

Being part of the same property conveyed to Tim Carver, Trustee for 203 East Cedar Street Trust by Warranty deed from Robert E. Calogne of record in Instrument No. 20005100047413, Register's Office for Davidson County, Tennessee, dated 05/09/2000 and recorded on 05/10/2000.

Also being the same property conveyed to Amy Dyer Carver and Cherri Broussard, Co-Executrices of the Estate of Timothy S. Carver, by Quitclaim Deed from Wayne Stevens, Successor Trustee of the 203 East Cedar Street Trust, dated 04/10/2019 and recorded on 04/10/2019, of record at Instrument No. 20190410-0032884, Register's Office for Davidson County, Tennessee.

This is improved property known as 203 E Cedar Street, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 27 and Book 11190 Page 34, Register's Office for Davidson County, Tennessee.

3. 20 foot sanitary sewer easement in favor of the City of Goodlettsville of record in Book 4468, Page 470; Book 4468, Page 378; Book 4388, Page 581; Book 4588, Page 487, Register's Office for Davidson County, Tennessee.

4. Easement for Gas Service of record in Book 9331, Page 902, Register's Office for Davidson County, Tennessee.

5. Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4933, Page 377, Register's Office for Davidson County, Tennessee.

6. Lease of record in Instrument No. 20050729-0088853 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 10th day of April, 2019.

GRANTOR:

Amy Dyer Carver, Co-Executrix of the Estate of Timothy S. Carver

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, AMY DYER CARVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the Co-Executrix of the Estate of Timothy S. Carver and is authorized to execute this instrument in such capacity.

Witness my hand, at office, this 10th day of April, 2019.

Notary Public

My Commission Expires: 10/24/2020

LISA G. HOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

201904120033477

Cherri Broussard, Co-Executrix of the Estate of
Timothy S. Carver

STATE OF Texas)
COUNTY OF Brazoria)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, CHERRI BROUSSARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the Co-Executrix of the Estate of Timothy S. Carver and is authorized to execute this instrument in such capacity.

Witness my hand, at office, this 04th day of April, 2019.

Notary Public

My Commission Expires: 8-5-2019

JACKIE L THOMAS
Notary Public, State of Texas
My Commission Expires 08-05-2019

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

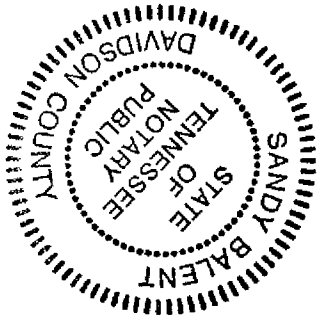
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).