Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

PREPARED BY (AND RETURN TO):

RALPH W. MELLO
Attorney at Law
730A Freeland Station Road
Nashville, TN 37228
Ph. (615) 345-6000
Email: rmello@nashvillelaw.com

Karen Johnson Davidson County
Batch# 226375 **DEEDWARR**
05/06/2019 11:09:19 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00

20190506-0042123

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gary L. Wilson and Mary Beth Wilson ~~2603 Hemingway Drive~~ ~~Nashville, TN 37215~~ 130 ColdStream Road Murfreesboro, TN 37127	**Gary L. Wilson and Mary Beth Wilson** ~~2603 Hemingway Drive~~ ~~Nashville, TN 37215~~ 130 ColdStream Road Murfreesboro, TN 37127

Parcel ID: 13015007900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Joan K. Medwedeff, Linda M. Mello, Carol Medwedeff Grosvenor and John Davis Medwedeff,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gary L. Wilson and wife Mary Beth Wilson**, hereinafter called the **Grantees,** Grantee's heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee described as follows, To Wit:

SEE EXHIBIT A
ATTACHED HERETO

Description Reference: Described according to prior deed to Joan K. Medwedeff in Book 4875, Page 255 RODC and Probate Court Docket No. 19P-488.

This is improved property located at 2603 Hemingway Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not further or otherwise.

Executed as of the 3rd day of May, 2019.

The Estate of Joan K. Medwedeff (by Linda Medwedeff Mello, Executrix)
The Estate of Joan K. Medwedeff (by Linda Medwedeff Mello, Executrix)

Linda M. Mello
Linda M. Mello

Carol Medwedeff Grosvenor (by Linda M. Mello, Atty.-in-Fact)
Carol Medwedeff Grosvenor (by Linda M. Mello, Atty.-in-Fact)

John Davis Medwedeff (by Linda M. Mello, Atty.-in-Fact)
John Davis Medwedeff (by Linda M. Mello, Atty.-in-Fact)

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~) Davidson

On this, the 3rd day of May, 2019, before me the undersigned authority, personally appeared **Linda M. Mello**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument in her capacity as Executrix of the Estate of Joan K. Medwedeff and for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2019 .

Notary Public

My commission expires: Nov 8, 2022

JOHN ELBEBLAWY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~) Davidson

On this 3rd day of May, 2019, before me the undersigned authority, personally appeared **Linda M. Mello**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 3rd day of May, 2019.

Notary Public

My commission expires: Nov 8, 2022

JOHN ELBEBLAWY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~) Davidson

I, John Elbeblawy, a Notary Public of Davidson County, Tennessee, do hereby certify that Linda M. Mello, attorney-in-fact for Carol Medwedeff Grosvenor, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Carol Medwedeff Grosvenor, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and to be recorded in the office of the Register of Deeds for Davidson County, Tennessee herewith, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Linda M. Mello acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Carol Medwedeff Grosvenor.

Witness my hand and official seal this the 3rd day of May, 2019 .

Notary Public

My commission expires: Nov 8, 2022

JOHN ELBEBLAWY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~) Davidson

I, John Elbeblawy, a Notary Public of Davidson County, Tennessee, do hereby certify that Linda M. Mello, attorney-in-fact for John Davis Medwedeff, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of John Davis Medwedeff, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and to be recorded in the office of the Register of Deeds for Davidson County, Tennessee herewith, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Linda M. Mello acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said John Davis Medwedeff.

Witness my hand and official seal this the 3rd day of May, 2019 .

Notary Public

My commission expires: Nov 8, 2022

JOHN ELBEBLAWY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 720,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2019.

Notary Public

My commission expires: Nov 8, ~~2019~~ 2022

JOHN ELBEBLAWY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

LAND in Davidson County, Tennessee, being Lot No. 11 of Block "B" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14. Said Lot No. 11 fronts 171.3 feet on the southerly side of Hemmingway Drive, and runs back 220.7 feet on the easterly line and 220.3 feet on the westerly line, to a dead line, measuring 192.8 feet thereon.

Being the same property conveyed to JOAN K. MEDWEDEFF, A SINGLE PERSON by deed from THOMAS C. LITTLEJOHN, JR. AND WIFE, MADGE F. LITTLEJOHN, dated December 13, 1974 of record in Book 4875, Page 255, said Register's Office.

Also, being the property devised to LINDA M. MELLO, CAROL GROSVENOR AND JOHN MEDWEDEFF by the Last Will and Testament of JOAN KAMPMEIER MEDWEDEFF of record in the file bearing Probate Docket No. 19P-488 in the Probate Office for Davidson County, Tennessee.

Description Reference: Described according to prior deed to Joan K. Medwedeff in Book 4875, Page 255 RODC and Probate Court Docket No. 19P-488.