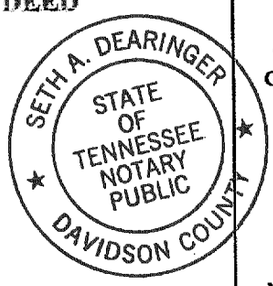
WARRANTY DEED



Karen Johnson Davidson County
Batch# 229422 DEEDWARR
05/14/2019 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $217.93
20190514-0045055

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,900.00

Vera Burke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Vera Burke	SEND TAX BILLS TO: Vera Burke	MAP-PARCEL NUMBERS
(NAME) 900 Hazelwood Dr.	(NAME) 900 Hazelwood Dr.	07008002600
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Aurelia L. Jeter, in her capacity as Guardian of The Estate of Gwendolyn Patterson, a disabled person**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vera Burke, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 44 on the map of Haynes Heights Subdivision, Section II of record in Book 2331, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No, 44 fronts 115.8 feet on the East side of Gardner Lane and runs back 303.7 feet on the North line of and 210 feet on the South line to a broken line and measuring 1999 feet thereon.

Being the same property conveyed to Joe Wallace Willis and wife, Idella Sloss Willis by Warranty deed from N.H. Barker and Herschel Greer of record in Book 2497, page 425, Register's Office for Davidson County, Tennessee, dated 03/22/1956 and recorded on 03/26/1956.

The said Joe Wallace Willis having predeceased Idella Sloss Willis. Idella Sloss Willis died in 1996 and her will was probated in 18P1736, which devised the property to Gwendolyn Crocker. Gwendolyn Crocker now known as Gwendolyn Patterson. See affidavit of Heirship in Instrument No. 20030808-0113117; self-serving by Gwendolyn Patterson. Order Appointing Plenary Guardian of a Person with a Disability dated October 5, 2018 of record with the Circuit Court of Cook County, Illinois at 2017 P 1847 appointed Aurelia L. Jeter as Guardian for Gwendolyn Patterson. Letters Testamentary issued October 18, 2018 to Aurelia L. Jeter as Executrix for the Estate of Idella Sloss Willis of record in the Circuit Court of Davidson County, Tennessee at Docket No 18P1736.

Aurelia L. Jeter, in her capacity as Executrix of the Estate of Idella Sloss Willis, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 58; Book 2445, Page 301; and Book 2499, Page 452, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2409 Gardner Ln Nashville, TN 37207
(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 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 my hand this 10th day of MAY, 2019

Guardian of the Estate of Gwendolyn Patterson
Aurelia L. Jeter, Guardian of the Estate of Gwendolyn Patterson

Executrix of the Estate of Idella Sloss Willis
Aurelia L. Jeter, Executrix of the Estate of Idella Sloss Willis

STATE OF INDIANA
COUNTY OF LAKE

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aurelia L. Jeter,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Guardian of the Estate of Gwendolyn Patterson, and Executrix of the Estate of Idella Sloss Willis,** and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 10th day of May, 2019.

Notary Public
My Commission Expires: 7-15-2025

ANTOINETTE M SKOG
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0701067
My Commission Expires Jul 15, 2025

True Copy Certification

I, Jessica Lascelle 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 Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, 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: 03/08/2021

