Name and Address of New Owner:
Sterling C. Abernathy
2509 Allenwood Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 248452 DEEDWARR
06/25/2019 03:08:36 PM 2 pgs
Fees: $13.00 Taxes: $910.20
20190625-0061545

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07201000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacqueline Brown, Executor of Estate of John Thomas Slater**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sterling C. Abernathy, an unmarried man and ~~Wilhelmina~~ Wilhelmina K. Frankzerda, an unmarried woman and Steven W. Abernathy, a married man, as tenants in common,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Thomas Slater and wife, Vernita Slater by Warranty Deed from Evelyn J. Eubanks dated August 18th 1972 and recorded August 22nd 1972 of record in Book 4630, Page 179, in the Register's Office of Davidson County, Tennessee. Vernita Slater died on 01/04/2006 devising the property into John Thomas Slater as the surving tenant by the entirity. John Thomas Slater died on 03/10/2012. A probate was opened in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 12P1405. Further an Order Approving Sale of Real Property and Granting Authority to Execute was filed on May 17, 2019 granting Jacqueline Brown the authority to convey all right, title and interest which Decendent may have had in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2019 taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 4175, Page 82, Register's Office for Davidson County, Tennessee.

Improved Property known as: 2509 Allenwood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-WR-192509

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2019.

Estate of John Thomas Slater

By: Jacqueline S Brown, Executor (SEAL)
Jacqueline Brown, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2019, before me personally appeared Jacqueline Brown, Executor of Estate of John Thomas Slater, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$242,900.00~~ $246,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of June, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 7/6/20
File No. 19-349