Karen Johnson Davidson County
Batch# 260500 DEEDWARR
07/23/2019 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190723-0071905

WARRANTY DEED

STATE OF Illinois
COUNTY OF Cook

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Dawn Folliard, Administrator of the Estate of
Affiant Shirley J. Meyer Grantor

Subscribed and sworn to before me this 11th day of July, 2019.

KIMBERLY C POMP
Official Seal
Notary Public – State of Illinois
My Commission Expires Dec 4, 2021

Notary Public
My Commission expires: 12-4-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Daniel Stacey	**New Owner**	**42-12-B-12 CO**
135 37th Ave. N.	**135 37th Ave. N.**	
Nashville, TN 37209	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Dawn Folliard, Administrator of the Estate of Shirley J. Meyer,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Daniel Stacey, an unmarried man,

HEREINAFTER CALLED THE GRANTEE, HIS 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. 12, on the plan of Williams Valley, 1st Revision, as shown on plat of record, recorded Instrument #200101080001974, and amended as Instrument #200102010009794, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jerry Meyer and Shirley Meyer, husband and wife, by deed from JP Morgan Chase Bank dated December 1, 2004 of record in **Instrument No. 20041213-0147603**, Register's Office of Davidson County, Tennessee. Jerry Meyer predeceased Shirley J. Meyer leaving her as surviving spouse, absolute fee simple owner. Shirley J. Meyer died testate on October 14, 2018. An Order appointing Dawn Folliard as Administrator was entered in the matter of the Estate of Shirley J. Meyer, Docket No. 19-P-260, Seventh Circuit Court for Davidson County, Tennessee, on February 21, 2019. Shirley J. Meyer's Last Will and Testament gives Dawn Folliard, Administrator, the power to sell the property hereinabove described.

This is improved (__X__) unimproved (_____) property known as 2045 Williams Valley Drive, Madison, Tennessee 37115.

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, his heirs, successors and assigns, forever. GRANTOR covenant with GRANTEE that GRANTOR is 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. GRANTOR does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 11th, day of July, 2019.

Dawn Folliard, Administrator of The Estate of Shirley J. Meyer Grantor

DAWN FOLLIARD, ADMINISTRATOR OF THE ESTATE OF SHIRLEY J. MEYER
GRANTOR

STATE OF Illinois)
COUNTY OF Cook)

Before me, a Notary Public in and for said County and State, the Dawn Folliard, Administrator of the Estate of Shirley J. Meyer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 11th day of July, 2019.

My commission expires 12-4-21

Notary Public

KIMBERLY C POMP
Official Seal
Notary Public – State of Illinois
My Commission Expires Dec 4, 2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: