Karen Johnson Davidson County
Batch# 264204 DEEDWARR
07/30/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $952.38
20190730-0075046

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Laura Ervin
302 Weldon Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-10-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry Dee McCormack, Executor of the Estate of Bettie Watson McCormack, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Laura Ervin, a single person, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Hermitage Estates of record in Plat Book 3300, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. McCormack and wife, Bettie W. McCormack by Warranty deed from M. T. Melvin and wife, Mary T. Melvin of record in Book 3959, page 45, Register's Office for Davidson County, Tennessee, dated November 8, 1965 and recorded on November 16, 1965. The said John R. McCormack died on or about August 8, 2010, leaving Bettie W. McCormack as tenant by the entirety. The said Bettie W. McCormack aka Bettie Watson McCormack died testate on or about January 8, 2019. Under her Last Will and Testament of record in Case Number 19P135, in the Probate Division of the Circuit Court for Davidson County, Tennessee, she devised the property to Larry Dee McCormack and the Trustee(s) of The Bettie Karen Rainey Special Needs Trust and the Trustee(s) of The John Michael McCormack Special Needs Trust.

This is improved property known as: **302 Weldon Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 30th day of July, 2019.

WITNESS MY HAND on this the 30th day of July, 2019

Estate of Bettie Watson McCormack

BY: _____ Executor
Larry Dee McCormack, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Larry Dee McCormack,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the **Estate of Bettie Watson McCormack,** the within named bargainor, and as such Executor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of July, 2019.

_____
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $257,400.00.

_____
AFFIANT

Subscribed and sworn to before me this the 30th day of July, 2019.

_____
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No: 190371

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER