WARRANTY DEED



Karen Johnson Davidson County
Batch# 282439 DEEDWARR
09/09/2019 09:06:32 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190909-0090563

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Anthony Trice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2019

Sonya Branham
Notary Public

MY COMMISSION EXPIRES: 11-18-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Anthony R. Trice	SAME	150-7-316
(NAME)	(NAME)	
177 Nashboro Greens		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191181

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, I/we, Clayward C. Corry, Jr., Executor of the Estate of Patricia Ann Corry, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Anthony R. Trice, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 241 on the Plan of The Country, Section 6-B, as of record in Book 5200, pages 741 and 742, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Patricia A. Corry by Warranty Deed from Randall Philips Builders, Inc. dated April 30, 1985 and filed of record in Book 6546, page 82, Register's Office for Davidson County, Tennessee. The said Patricia A. Corry b/s/p/a Patricia Ann Corry died testate, a citizen and resident of Davidson County, Tennessee on or about January 7, 2019, and under the terms of her will, which will appears of record in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, No. 19-P-374, she named Clayward C. Corry, Jr., as her Executor and directed him to sell subject premises.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6264, page 656, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3401 Daisy Trail, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of September, 2019

Clayward C. Corry, Jr., Executor of the Estate of Patricia Ann Corry

BY: _____ Executor
Clayward C. Corry, Jr.
Executor

STATE OF North Carolina)
County OF Cleveland)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clayward C. Corry, Jr., Executor of the Estate of Patricia Ann Corry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of September, 2019.

_____
Notary Public
My Commission Expires: 11/25/2023