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Karen Johnson Davidson County
Batch# 283838 DEEDWARR
09/11/2019 08:25:27 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20190911-0091682

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Deborah F. Danhauer 255 Dupont Avenue Madison, Tennessee 37115	Same	043-09-0-172.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL DAVID HUFF, EXECUTOR OF THE ESTATE OF JACKIE LEE HUFF**, has this day bargained and sold, and does hereby transfer and convey unto the said **DEBORAH F. DANHAUER, unmarried,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, of Block "C" as shown on the map entitled Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACKIE L. HUFF AND WIFE, ANN B. HUFF, by deed from VICKEY LEE STARK, UNMARRIED, of record in Book 10466, page 275, dated May 20, 1997, said Register's Office. The said Ann B. Huff having since died on or about June 16, 2013, leaving Jackie L. Huff the surviving tenant by the entirety. The said Jackie L. Huff having since died testate on or about May 27, 2019. MICHAEL DAVID HUFF, EXECUTOR OF THE ESTATE OF JACKIE LEE HUFF, has full power to convey said property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson, County, Tennessee, Nashville, Tennessee, Docket No. 19P1276.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$145,000.00**.
Subscribed and sworn to before me
this 9th day of September, 2019.
My Commission Expires: 5/3/21

L. DYKE TATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deborah Danhauer
Affiant

Notary Public

This is improved property located at 255 Dupont Avenue, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 09 day of September, 2019.

Michael David Huff executor

MICHAEL DAVID HUFF,
Executor of the Estate of Jackie Lee Huff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **MICHAEL DAVID HUFF,** 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 Jackie Lee Huff, the within name bargainor, and that he as such Executor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of September, 2019.

Devin F. Park

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JAN 25, 2022

My Commission Expires: 1/25/22