This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5385

Karen Johnson Davidson County
Batch# 303600 DEEDWARR
10/21/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20191021-0107792

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Subscribed and sworn to before me, this the 18th day of October, 2019

Notary Public
My Commission Expires: 9-20-21

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Timothy Zobrist<br>115 S Illinois Ave<br>Morton IL 61550 | New Owner | 061-02-0-086 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark Vincent Evetts and David Eugene Evetts, Co-Executors of The Estate of Nancy Gregory Evetts, and Mark Vincent Evetts and David Eugene Evetts individually as benefciaries under the Last Will and Testatment of Nancy G. Evetts**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Zobrist**, hereinafter called the Grantee(s), his/her/their 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. 254 on the Plan of Section 7, Gra-Mar Acres of record in Plat Book 2331, Page 80, 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 Nancy G. Evetts, by deed from Nancy Evetts Burch, of record in Book 7056, Page 624, Register's Office for Davidson County, Tennessee, dated December 2, 1986 and recorded on December 2, 1986. Also see Quitclaim Deed in Book 7056, Page 624, Quitclaim Deed in Book 5777, Page 541, Quitclaim Deed in Book 5762, Page 778, Final Decree in Book 5601, Page 130 and Warranty Deed in Book 2599, Page 361.

The said Nancy G. Evetts having since died testate. See In Re: Estate of Nancy Gregory Evetts, Docket No. 16P1090, Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

This is improved property located at: **4512 Graycroft Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements

of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 18th day of October, 2019.

GRANTOR:

The Estate of Nancy Gregory Evetts

By: _____
Mark Vincent Evetts, Co-Executor

By: _____
David Eugene Evetts, Co-Executor

_____
Mark Vincent Evetts

_____
David Eugene Evetts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Vincent Evetts and David Eugene Evetts, Co-Executors of The Estate of Nancy Gregory Evetts, and Mark Vincent Evetts, and David Eugene Evetts, beneficiaries under the Last Will and Testament of Nancy G. Evetts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2019.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23



201910210107792

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

