Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0719

Karen Johnson Davidson County
Batch# 317289 **DEEDWARR**
11/19/2019 09:25:25 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20191119-0119179

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2019

Notary Public

Commission Expires: March 3, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deborah Faye Davis 572 Flintlock Court Nashville, TN 37217	SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	135160B 08500 CO

WARRANTY DEED

FOR AND IN 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,

Claudine Coil, Administratrix of the Estate of Jerelle Fleetwood

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Faye Davis, 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:

Land in Davidson County, Tennessee, being Unit No. 85 on the Plat Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, 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 Jerelle Fleetwood, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C. of record in Instrument No. 20091109-0103469, Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on November 09, 2009.

Jerelle Fleetwood died on October 24, 2018. Estate entered into the Circuit Court of Davidson County Probate Division as Docket No. 19P123. Claudine Coile is signing in her capacity as Administratrix of the Estate, pursuant to Order Approving Contract to Sell Real Property in the Seventh Circuit Court for Davidson County, Tenenssee, Probate Division, Case No. 19P-123.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 572 Flintlock Court, Nashville, TN 37217

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2019.

Estate of Jerelle Fleetwood

By: Claudine Coile, Administratrix
Claudine Coile, Administratrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Estate of Jerelle Fleetwood** 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 for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of November, 2019.

Jami K. Averwater
Notary Public
My Commission Expires: 01-03-22

(Notary Seal)

