Karen Johnson Davidson County
Batch# 318278 DEEDWARR
11/22/2019 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20191122-0120539

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2019.

Notary Public

My Commission Expires: 3/23/21
(AFFIX SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Chasity DeArmond-Rueby and Elizabeth Rueby	New Owner	074-08-0-144.00
2307 Katie Court		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Estate of Melany Lynne Brite

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chasity DeArmond-Rueby and Elizabeth Rueby, a married couple

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 Lot No. 739 on the Plan of Hermitage Hills, Section Seven, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Melany Lynne Brite by Warranty Deed from Rodger (incorrectly typed Roger on deed) M. Vassar and wife, Sarah E. Vassar, dated 12/7/92 and recorded 12/17/92 in Book 8817, Page 261, Register's Office for Davidson County, Tennessee.

The said Melany Lynne Brite died intestate on February 15, 2019, and pursuant to Order for Intestate Administration and Letter of Administration filed 4/11/19 in Docket No. 19P-598 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Andrew Brite was appointed as Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 424 Bonnawood Drive, Hermitage, TN 37076.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 20th day of November, 2019.

The Estate of Melany Lynne Brite

BY:_____
Andrew Brite, Administrator

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Brite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Administrator of The Estate of Melany Lynne Brite, and who further acknowledged that he executed the same as his free act and deed and by the authority granted him as Administrator of The Estate of Melany Lynne Brite

Witness my hand and official seal at Murfreesboro, Tennessee, this 20th of November, 2019.

_____
Notary Public

My Commission Expires: 3/23/21

(SEAL)



True Copy Certification

I, Melody R. Wilson, 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 Rutherford

Personally appeared before me, Jennifer Harris, a notary public for this county and state, Melody Wilson 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: 9.20.20

Notary' Seal (if on paper)

