Name and Address of New Owner:
Steven J. Disser
3632 Wood Bridge Dr.
Nashville, TN 37217

Send Tax Bills To:
Pinnacle Bank
150 3rd Ave. S, Ste 110
Nashville, TN 37201

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 136-07-0-183

Karen Johnson Davidson County
Batch# 327863 DEEDWARR
12/10/2019 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20191210-0127444

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Malinda Susan Knight, Executrix of the Estate of Lucy Ann Disser (A/K/A Lucy A. Disser)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven J. Disser, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Priest Lake Park, Section Six, of record in Book 5050, page 21-22, said Register's Office.
>
> Said Lot No. 404 fronts 102.00 feet on the Southerly side of Wood Bridge Drive and runs back 130.00 feet on the Easterly line and 105.46 feet on the Easterly line to a line in the rear which is a broken line measuring 103.66 feet thereon.
>
> Being the same property conveyed to Paul R. Disser and wife, Lucy A. Disser by Warranty deed from Philhall Corporation of record in Book 5228, page 166, Register's Office for Davidson County, Tennessee, dated November 29, 1977 and recorded on November 30, 1977. Paul R. Disser died on June 4, 2015 leaving Lucy A. Disser as surviving spouse and sole owner. Lucy A. Disser died testate on May 31, 2019 and by Last Will and Testament filed in the Eighth Circuit Court for Davidson County, Tennessee, Case No. 19P1696, property was directed to become part of the probate estate and giving the Executrix full power to sell and convey the property. By Letters Testamentary issued in said probate file, Malinda Susan Knight and James Robert Disser were named Co-Executors. James Robert Disser declined to serve as Co-Executor and consented for Malinda Susan Knight to serve solely as Executrix of the

estate.

Being improved property also known as 3632 Wood Bridge Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2019.

Estate of Lucy Ann Disser

By: _____

Malinda Susan Knight, Executrix

State of Colorado
County of Jefferson

Before me, Karen Coffey of the state and county mentioned, personally appeared Malinda Susan Knight, Executrix with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theExecutrix of Estate of Lucy Ann Disser, the within named bargainor, a Estate, and that as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executrix.

Witness my hand, at office, this 26th day of November, 2019.

Karen Coffey
Notary's Signature
My commission expires: 3/29/22

KAREN COFFEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064012703
MY COMMISSION EXPIRES 3-29-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of November, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-433

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON