WARRANTY DEED

Karen Johnson Davidson County
Batch# 338092 DEEDWARR
01/03/2020 08:52:18 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20200103-0000697

KATI CUMBERLAND NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY MY COMMISSION EXPIRES OCTOBER 1, 2022

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. McKenzie	Same	
(NAME)	(NAME)	13609004300
2420 Bayview Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Angela Sawyer and Sheila Nance, Personal Representatives of The Estate of Dorothy Collins , Sheila Nance, Harold Harris, Stephanie Harris, Verna Dean Harris, and Angela Sawyer**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. McKenzie**, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 16 as shown on the plat of Section One of Bayview, of record in Plat Book 9700, Page 330, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Collins by virtue of that certain Warranty Deed dated October 19, 2015, and being of record at Instrument No. 20151020-0106424, in the Register's Office of Davidson County, Tennessee. Dorothy Collins having since died testate and her will has been probtated in the Probate Court of Davidson County, TN at Docket Number 19P1615.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2420 Bayview Dr. Nashville, TN 37217
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 31st day of December, 2019.

The Estate of Dorothy Collins

Sheila Nance Personal Representative
By: Sheila Nance, Personal Representative

The Estate of Dorothy Collins

Angela Sawyer Personal Representative
By: Angela Sawyer, Personal Representative

Sheila Nance
Sheila Nance

Harold Harris
Harold Harris

Stephanie Harris By Sheila Nance Attorney in Fact
Stephanie Harris, By Sheila Nance, Attorney in Fact

Verna Dean Harris
Verna Dean Harris

Angela Sawyer
Angela Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sheila Nance, Personal Representative of The Estate of Dorothy Collins, Angela Sawyer, Personal Representative of The Estate of Dorothy Collins, Sheila Nance, Harold Harris, Verna Dean Harris, and Angela Sawyer**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2019.

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Sheila Nance, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Stephanie Harris and acknowledged that she executed the same as the free act and deed of the said Stephanie Harris.

WITNESS my hand and official seal at office this 31st day of December, 2019.

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21