Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2020.

Notary Public
My commission expires: 12421

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 339792 DEEDWARR
01/07/2020 10:23:21 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200107-0002034

Address of New Owner:	Send Tax Bills to:	Tax Information
Impact Property Solutions, LLC 2903 Shadow Lane Nashville, TN 37216	Same	073-05-0-163.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Gary Verble, Executor of the Estate of Ronald L. Newsom, aka Ronny L. Newsom, Davidson County, Tennessee Probate Court Docket No. 19P1140, pursuant to the Order Approving Contract for Sale of Real Estate entered by said Court on December 13, 2019** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Impact Property Solutions, LLC,** a Tennessee limited liability company, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Riverwood Terrace, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 116.27 feet on the south side of Shadow Lane and runs back between lines, 160 feet on the westerly line and 147 feet on the easterly line to a dead line in the rear on which it measures 91.44 feet.

Being the same property conveyed to Lee Newsom and wife, Mildred Newsom, by Warranty Deed from Virginia E. (Kilby) Williamson and husband, E. Stanley Williamson dated December 17, 1958 of record in Book 2875, page 223, Register's Office for Davidson County, Tennessee. The said Lee Newsom having since died on November 6, 1984, vesting fee simple title in the wife, Mildred Newsom as surviving tenant by the entirety. The said Mildred Newsom having since died on April 30, 2006 and by her Last Will and Testament left the property to Ronny L. Newsom as shown by Affidavit of Heirship of record as Instrument No. 20060731-0092844, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2903 Shadow Lane, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 6th day of January, 2020.

Estate of Ronald L. Newsom

By: _____, Executor
Gary Verble
Its: Executor

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~WILLIAMSON~~ DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary Verble Executor of the Estate of Ronald L. Newsom,** the bargainor(s), 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 as Executor.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of January, 2020.

_____
Notary Public

My Commission expires: 10/1/2022

FILE NO: 2019106439

CLIFTON ANTHONY WADE
NOTARY
PUBLIC
Exp. Oct. 01, 2022
DEKALB COUNTY, GA