Karen Johnson Davidson County
Batch# 352952 DEEDWARR
02/04/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20200204-0012798

ADDRESS NEW OWNER: Walt Bagwell
Elizabeth A. Bagwell
4415 Prescott Road
Nashville, TN 37204

SEND TAX BILL TO: Guaranteed Rate, Inc.
3940 N Ravenswood
Chicago, IL 60613

MAP-PARCEL NOS. 132-11-0-064.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Judith V. Christianson, and Vickie L. Young** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Walt Bagwell and Elizabeth A. Bagwell, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 86 on the Plan of Section III, Revised, Southmeade, as of record in Book 2900, Page 124, Register's Office for said County.

Said Lot No. 86 fronts 142 feet on the west side of Prescott Road, and runs back 306.25 feet on the northerly line and 308 feet on the southerly line, to a dead line in the rear on which it measures 142 feet.

Being the same property conveyed to Bedford Stanley Tallant and wife, Juanita Potts Tallant by Warranty Deed from Matilda Muha and husband, Thomas R. Muha of record in Book 5052, page 610, Register's Office for Davidson County, Tennessee, date signed: November 29, 1976, date filed: December 1, 1976. Bedford Stanley Tallant having since died leaving Juanita Potts Tallant as the surviving tenant by the entirety. Juanita Potts Tallant having since died June 21, 2019. Decedent's will being duly probated under Docket No. 19P-1408 in The Seventh Circuit Court For Davidson County, Tennessee Probate Division (In Re: Probate of Last Will and Testament of Juanita Potts Tallant). Pursuant to the Decedent's will her only devisees are her daughters, Judith V. (Tallant) Christianson and Vickie Lynn (Tallant) Young.

Grantors warrant that the subject property has never been used as either of their marital residences and is not subject to any marital rights therein.

Judith V. Christianson, Executrix of the Estate of Juanita Potts Tallant, joins in this deed and warrants that there are no matters affecting the Estate of Juanita Potts Tallant that would ~~cause~~ result in an encumbrance on the title to the subject Property being conveyed herein.

This is property with a common address of 4415 Prescott Road, Nashville, TN 37204.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 2900, Page 124, Register's Office for Davidson County, Tennessee.(3) Easement for sanitary Sewers, storm drainage, water mains, and appurtenances of record in Book 6342, Page 392, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of January 2020.

Judith V. Christianson

Judith V. Christianson

Vickie L. Young

Vickie L. Young

Judith V. Christianson, Executrix

Judith V. Christianson, Executrix of the
Estate of Juanita Potts Tallant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Judith V. Christianson, individually and as the executrix of the Estate of Juanita Potts Tallant,** with whom I am personally acquainted, or who 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 office this 24th day of January 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: 11-3-20

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Vickie L. Young,** with whom I am personally acquainted, or who 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 office this 24th day of January 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: 11-3-20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $530,000.00.

Affiant

Subscribed and sworn before me this 24th day of January 2020.

April D. Wideman

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 1912K254

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY