BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 354745 DEEDWARR
02/07/2020 09:52:26 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20200207-0014407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

KEVIN O. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thi Minh Hang Le	SAME	
(NAME)	(NAME)	
6011 Cortez Court		148-7 103
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **DIMPLE G. MCCLURG, EXECUTOR OF THE ESTATE OF STEVEN L. MCCLURG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THI MINH HANG LE, UNMARRIED,** 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. 852 on the Plan of Cherokee Hills, Section VIII, of record in Plat Book 3700, page 154, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven L. McClurg and Donna S. McClurg by deed from Luther C. Coffey, Jr. and Mrs. Maxey L. Spain (formerly Joyce Louise Coffey) joined by husband, Maxey L. Spain, of record in Book 6447, page 880, Register's Office for Davidson County, Tennessee. Donna S. McClurg conveyed her interest in said property to Harold Reeves who then conveyed his interest in said property to Steven L. McClurg by Quitclaim Deed of record in Book 7124, page 784, said Register's Office. The said Steven L. McClurg died on October 26, 2019 leaving a Last Will and Testament that was probated under Docket No. 19P2104 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Dimple G. McClurg was appointed to serve as Executor of the Estate, and the real property was to be administered as part of the Probate Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 105 Rader Drive, Nashville, TN 37013
(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 6th day of February, 2020

STEVEN L. MCCLURG ESTATE

BY: Dimple G. McClurg Executor

DIMPLE G. MCCLURG, EXECUTOR

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 Dimple G. McClurg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Executor of the Steven L. McClurg Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 6th day of February, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public