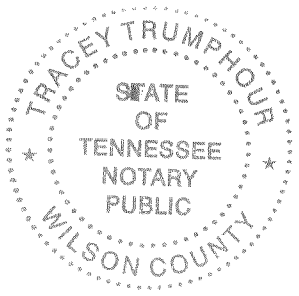
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Debbie A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Forrest Mathis Bob Farrar	Forrest Mathis Bob Farrar	07504001700
(NAME) 2982 McGavock Pike	(NAME) 2982 McGavock Pike	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rebecca Pendygraft, Brenda Wilkerson and William Ridings, heirs at law of Douglas Eugene Ridings, deceased and Rebecca Ridings Pendygraft, Executrix of the Estate of Douglas Eugene Ridings, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Forrest Mathis, married and Bob Farrar, married as tenants in common, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 127 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, Page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 100.00 feet on the Westerly side of Andrew Jackson Parkway and runs back 147.09 feet on the Southerly line and 145.93 feet on the Northerly line to a broken line in the rear, measuring 91.97 feet thereon.

Being the same property conveyed to Douglas E. Ridings and wife, Jean L. Ridings by Warranty Deed from Everett R. Martin, dated 12/21/1987, of record in Book 7434, Page 883, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 357512 DEEDWARR
02/12/2020 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20200212-0016278

The Said Jean L. Ridings having died on 06/22/2008 leaving the said Douglas E. Ridings as the sole surviving tenant by the entirety.

The said Douglas Eugene Ridings died testate on December 5, 2019, devising subject property to Rebecca Pendygraft, Brenda Wilkerson and William Ridings, heirs for the Estate of Douglas Eugene Ridings, deceased, as evidenced by Last Will and Testament, filed of record in Probate File No. 20P36, Probate Court Clerk's Office for Davidson County, Tennessee. Further, Rebecca Ridings Pendygraft aka Rebecca Pendygraft was appointed Executrix of the Estate of Douglas Eugene Ridings, by Order, Probate Court Case Number 20P36, Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 3700, Page 146; and Covenants, conditions, easements and restrictions recorded in Book 4181, Page 95, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin;

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4556 Andrew Jackson Parkway, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 7th day of February, 2020.

Heirs for the Estate of Douglas Eugene Ridings, deceased

Rebecca Pendygraft
Rebecca Pendygraft

Brenda Wilkerson
Brenda Wilkerson

William Ridings
William Ridings

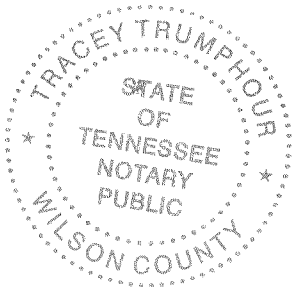
Estate of Douglas Eugene Ridings

By: Rebecca Pendygraft Executrix
Rebecca Pendygraft, Executrix

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Pendygraft, Brenda Wilkerson and William Ridings, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of February, 2020.



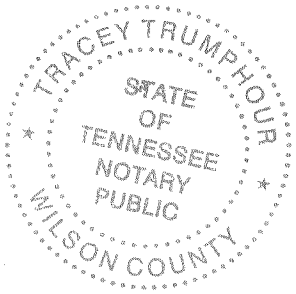
Notary Public:
My Commission Expires: 3.17.21

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Pendygraft, the Executrix for the Estate of Douglas Eugene Ridings, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of February, 2020.

Notary Public:
My Commission Expires: 3.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

