**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 200124634**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 364530 DEEDWARR
02/27/2020 10:29:13 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20200227-0021856

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Nova Noel Everson<br>544 Phipps Drive<br>Nashville TN 37218 | New Owner | Tax Parcel ID No.<br>058-11-0-081.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheticka Thomas Russell, Executrix of the Estate of Betty Jean Cason** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nova Noel Everson**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 122, as shown on the map entitled Royal Hills Section 1, of record in Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CECIL THOMAS and wife, BETTY THOMAS , by deed from CONSTRUCTION PROPERTIES, INC. , of record in Book 5654, page 54, dated September 19, 1980, said Register's Office.

CECIL THOMAS and BETTY THOMAS divorced on November 30, 1984 and CECIL THOMAS was divested of his interest in subject property and vested in BETTY JEAN THOMAS by Final Decree of record in Book 6489, page 845, said Register's Office.

BETTY J. CASON F/K/A BETTY JEAN THOMAS, conveyed her interest to BETTY J. CASON and ROBERT J. CASON, wife and husband, as joint tenants with rights of survivorship, by deed of record in Instrument No. 20050601-0061611, dated May 19, 2005, said Register's Office.

ROBERT J. CASON died on or about November 6, 2012, leaving BETTY J. CASON as the surviving tenant by the entireties, as evidenced by quitclaim deed of record in Instrument No. 20130626-0065703, dated June 15, 2013, said Register's Office.

BETTY J. CASON died on or about April 13, 2019. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Case #19P1010. Said Will and Order to Sell Real Estate filed February 13th, 2020 directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, CHETICKA THOMAS RUSSELL.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 058-11-0-081.00.

Matters shown on the Plan of record in Plat Book 4675, page 73, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4813, page 77 and amended in Book 4895, page 102, said Register's Office.

This is improved property located at 544 Phipps Drive Nashville TN 37218

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 24th day of February, 2020.

The Estate of Betty Jean Cason

Cheticka Thomas Executrix

By: Cheticka Thomas Russell, Executrix

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheticka Thomas Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Betty Jean Cason, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of February, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires: _____