Karen Johnson Davidson County
Batch# 365406 DEEDWARR
02/28/2020 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $799.20
20200228-0022666

Bruce L Ashman
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires 05/19/2022

(Notary Stamp)

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Cherokee BLA 2/27/2020

The actual consideration or value, whichever is greater, for this transfer is $216,000.00.

Diana Lynn Kratsch, Executrix
Affiant

Subscribed and sworn to before me, this 27th day of February, 2020.

Notary Public

My commission expires: 5-19-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth Pagano McGuire	SAME AS OWNER	095-04-0-096.00
1003 Greenwich Park		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Diana Lynn Kratsch, Executrix for the Estate of Dorotha Fannie Westfelt

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Pagano McGuire, married

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Eva-Mor Heights of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 95 feet on the Westerly side of Ridgeway Drive and runs back between lines, 200 feet on the South line and 208.65 feet on the Northerly line, which is a broken line along the Southerly line of Lots 104 and 105, to a dead line in the rear on which it measures 45 feet thereon.

Being the same property conveyed to Thomas C. Westfelt and wife, Fannie Dorothy Westfelt by Warranty deed from Carlton S. Clark and wife, Kitty B. Clark of record in Book 3794, page 76, Register's Office for Davidson County, Tennessee, dated July 17, 1964 and recorded on July 24, 1964. Thomas C. Westfelt predeceased his wife on October 18, 2006, and she became the sole owner. Dortha Fannie Westfelt died on December 3, 2019, and per an Order in the Circuit Court for Davidson County, Tennessee, Docket Number 20P209, Diana Lynn Kratsch was appointed Executrix of Dortha Fannie Westfelt's estate and permitted to execute this deed for conveyance to the Grantee for the sale of the property pursuant to an executory contract entered into prior to the death of Dortha Fannie Westfeld. Dortha Fannie Westfield and Fannie Dorothy Westfelt are one and the same.

This is improved property known as **204 Ridgeway Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of February, 2020.

Estate of Dortha Fannie Westfelt

By: Diana Lynn Kratsch, Executrix
Diana Lynn Kratsch, Executrix

STATE OF GA

COUNTY OF Cherokee

Before me, a Notary Public of the County and State first above written, personally appeared Diana Lynn Kratsch, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Executrix of the Estate of Dortha Fannie Westfelt, and being authorized to do so, did execute this instrument on the behalf of her estate as Executrix by letters of Testamentary issued by the Probate Circuit Court dated February 6, 2020, in Davidson County, Tennessee.

Witness my hand and official seal this 27th day of February, 2020.

Notary Public
My Commission Expires: 5-19-2022

Bruce L Ashman
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires 05/19/2022

SolomonParks File No. 19-000560-527

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19 day of November, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Sheppard
Notary Public

LISA SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8.22.21