Karen Johnson Davidson County
Batch# 369010 DEEDWARR
03/06/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200306-0025734

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brandon Bartrom
3621 Lipton Place
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 150-14-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Ralph Anderson III, Administrator of the Estate of John Ralph Anderson IV, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Brandon Bartrom, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Jamestown Estates Section One, of record in Plat Book 6900, page 592, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John R. Anderson, IV, unmarried man, A/K/A John Ralph Anderson, by deed from Marsha A. Marcum, unmarried, of record in Instrument No. 20170126-0008733, dated January 25, 2017, said Register's Office. John Ralph Anderson, IV having died intestate on or about July 4, 2019, pursuant to the Order to Sale of Decedents Real Estate, dated February 26, 2020, of record in Docket No. 19P-1457, in The Seventh Circuit Court for Davidson County, Tennessee, at Nashville, said property is to be made part of the Probate Estate.

This is improved property known as: **3621 Lipton Place, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 5th day of March, 2020.

WITNESS MY HAND on this the 5th day of March, 2020

Estate of John Ralph Anderson, IV

John R Anderson III Administrator

John R. Anderson III, Administrator

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Anderson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of John Ralph Anderson, IV, the within named bargainor, and as such Administrator executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of March, 2020.

Beverly J. Heatherly
NOTARY PUBLIC

My Commission Expires: 05-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of March, 2020.

Beverly J. Heatherly
NOTARY PUBLIC

My Commission Expires: 05-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190645

True Copy Certification

I, Wesley D. Turner, 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)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

