Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0405

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of March, 2020

Notary Public

Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marissa J. Danner and Brittany L. Danner 155 Pepper Ridge Circle Antioch, TN 37013	New Owner	149-05-0A-155.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Rodger L. Corke, Executor of The Estate of Hortense Corke-King

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marissa J. Danner and Brittany L. Danner

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 Unit No. 155 on the Plan of condominium site of Revision to Phase Five Pepper Ridge Condominiums, of record in Book 7900, Page 560, with Annexation of land in Book 8684, Page 880, corrected, amended and restated in Book 8870, Page 546 and in Book 9020, Page 155, and in the Register's Office for said County, to which Plan and record thereof are incorporate herein and made a part hereof by reference.

Being the same property conveyed to Hortense Corke-King, a single person, by Warranty Deed from Nana K. Daniel-Gay, unmarried, and Kathleen G. Daniel, unmarried, of record in Instrument No. 200006140059459 Register's Office for Davidson County, Tennessee, dated May 23, 2000 and recorded on June 14, 2000.

The said Hortense Corke King having since died on August 19, 2018. The subject property is being sold by Executor of the Estate Hortense Corke King pursuant to an Order to Declare Estate Insolvent and to Sell Real Estate and agreed order to sell real estate in the Circuit Court of Davidson County Tennessee (Probate Division), Case No. 18P2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 155 Pepper Ridge Circle, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 371327 DEEDWARR
03/12/2020 10:11:13 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20200312-0027710

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of March, 2020.

Estate of Hortense Corke-King

By: Rodger L. Corke Executor
Rodger L. Corke, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rodger L. Corke, Executor of The Estate of Hortense Corke-King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he ** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2020.

Traci Pulley
Notary Public
My Commission Expires: 3/28/23

(Notary Seal)

ROBERTSON COUNTY TENNESSEE NOTARY PUBLIC TRACI PULLEY

**as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Hortense Corke-King bythe said Rodger L. Corke as Such Executor.