Karen Johnson Davidson County
Batch# 384023 DEEDWARR
04/09/2020 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $904.65
20200409-0037861

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(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
Jayne McGinn	NEW OWNER	
(NAME)	(NAME)	
2545 Hibbitts Road		09508018200
(ADDRESS)	(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 Anthony Gilbert Ernst, Cynthia Ann Hagar and Lamar Jeffery Ernst, Heirs for the Estate of Carolyn Muriel Ernst**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jayne McGinn and Matthew McGinn, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 95, on the PLAN OF WOODBERRY PARK, as shown on plat of record in Book 2133, Page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lamar William Ernst and wife, Carolyn M. Ernst by Deed from Southland Construction Company, a Tennessee Corporation, dated 09/07/1955 and recorded 09/07/1955 of record in Book 2448, Page 639, Register's Office for Davidson County, Tennessee.

The said Lamar William Ernst died on 07/26/2000, leaving the said Carolyn M. Ernst the sole surviving tenant by the entirety.

The said Carolyn M. Ernst died testate on 10/21/2019, devising property to Anthony Gilbert Ernst, Cynthia Ann Hagar, and Lamar Jeffery Ernst as evidenced in File No. 19P-2191, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 2133, Page 119, in the Register's Office for Davidson County, Tennessee.

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 ☒ 2545 Hibbitts Road, Nashville, TN 37214
(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), his/her/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 3rd day of April, 2020.

and Heirs for the Estate of Carolyn Muriel Ernst

By: Anthony Gilbert Ernst Date: 4/3/2020
Anthony Gilbert Ernst, Heir & Devisee

By: Lamar Jeffery Ernst Date: 4/3/2020
Lamar Jeffery Ernst, Heir & Devisee

By: Cynthia Ann Hagar Date: 4/3/2020
Cynthia Ann Hagar, Heir & Devisee

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 Anthony Gilbert Ernst, Cynthia Ann Hagar and Lamar Jeffery Ernst, the divisees for the estate of Carolyn Muriel Ernst, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that thye executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of April, 2020.

Tracey Thompson
Notary Public:
My Commission Expires: 5.17.21

TRACEY THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

File No.: 660319
Warranty Deed TN

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022