Karen Johnson Davidson County
Batch# 387729 DEEDWARR
04/17/2020 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20200417-0040617

NEW OWNER:
Barbara Petronzio
513 Pleasant Street
Nolensville, TN 37135

SEND TAX BILLS TO:
Bank of America
2595 W Chandler Blvd. Bldg. C
Chandler, AZ 85224

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-90

MAP & PARCEL
188-10-0-C12-60-0CO

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Blaine Joseph Walker, Administrator of the Estate of Joanne Marie Walker** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Barbara Petronzio**, an **unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final Plat Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joanne Marie Walker, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180827-0084727 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018.

Joanne Marie Walker died intestate on February 10, 2020 in Davidson County, Tennessee, leaving her only one (1) heir at law, Blaine Joseph Walker (son). Probate for the Estate of Thelma Marie Blythe was opened in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) on February 26, 2020, Docket No. 20P341, and Blaine Joseph Walker was appointed Administrator of the Estate.

Being also known as 513 Pleasant Street Nolensville, Tennessee 37135

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9 day of **April, 2020**.

Estate of Joanne Marie Walker

By: _____

Blaine Joseph Walker, Administrator

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Blaine Joseph Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that, Blaine Joseph Walker is the Administrator of the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the estate by signing its name as such Administrator.

WITNESS my hand and official seal at office this 9 day of **April, 2020**.

_____

NOTARY PUBLIC

My commission expires: 10-26-24

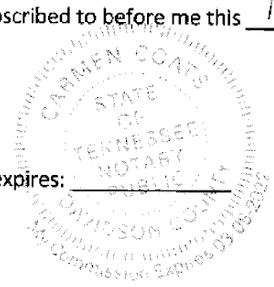
HUNTER G. THRASHER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **295,000.00**.

Julie Bailey
AFFIANT

Sworn to and subscribed to before me this 15TH day of **April, 2020**.



Carmen Coats
NOTARY PUBLIC

My commission expires: _____

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