WARRANTY DEED

File #20146

Karen Johnson Davidson County
Batch# 392140 DEEDWARR
04/27/2020 12:33:06 PM 2 pgs
Fees: $13.00 Taxes: $532.80

20200427-0043774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Griffith & Elizabeth J. Griffith	NEW OWNER	-149-09-0-011.00
(NAME)	(NAME)	
609 Countryside Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jerry Alan Petty and James Paul Petty and Joey Wayne Petty, devisees under the Last Will and Testament of Evelyn Faye Petty,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Griffith and Elizabeth J. Griffith, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 65 on the Plan of Hazelwood, Section 7 of record in Plat Book 3842, Page 152, 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. 65 fronts 62.51 feet on the Easterly side of Dowdy Drive an runs back 192.69 feet on the Northerly line and 163.72 feet on the Southerly line to a rear line on which it measures 82.54 feet,

Being the same property conveyed to Paul H. Petty and wife, Evelyn F. Petty by Warranty deed from R. B. Woodroof and wife, Margarette D. Woodroof of record in Book 4256, page 731, Register's Office for Davidson County, Tennessee, dated July 31, 1968 and recorded on July 31, 1968. Paul H. Petty having since died on November 18, 1985, leaving Evelyn F. Petty as surviving tenant by the entirety. Evelyn F. Petty having since died testate on October 9, 2019, and pursuant to her last will and testament (admitted to probate in Docket No. 19P-1986 in the Probate Court for Davidson County, Tennessee) devised the subject property to her sons, Jerry Alan Petty, James Paul Petty, and Joey Wayne Petty. Jerry Alan Petty (erroneously shown as Jerry Allen Petty in some probate documents) joins in this conveyance as Executor of the Estate of Evelyn F. Petty to quitclaim to the Grantee any interest the Estate may have in the subject property. The subject property is not the principal residence of any of the Grantors or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4676 Dowdy Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of April, 2020.

Jerry Alan Petty, individually

James Paul Petty, individually

Joey Wayne Petty, individually

Estate of Evelyn Faye Petty

BY: _____
Jerry Alan Petty, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jerry Alan Petty and James Paul Petty and Joey Wayne Petty**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2020.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jerry Alan Petty**, as Executor of the Estate of Evelyn Faye Petty, Docket No. 19P-1986 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24th day of April, 2020.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027