Karen Johnson Davidson County
Batch# 396831 DEEDWARR
05/07/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,871.20
20200507-0047539

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426271**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $776,000.00. Kim Gillespie Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Kayla R. Johnson Notary Public My Commission Expires: 11/27/22 Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Lisa B. Forberg and Richard R. Forberg 232 Cherokee Station Drive Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Tax Information: Tax Parcel ID No. 103-08-0D-018.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine K. Cowan, Executrix of the Estate of Diane C. Clements** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa B. Forberg and Richard R. Forberg, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Final Plat of Lot 18 - Cherokee Crossing, of record in Instrument No. 20070130-0012379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIANE C. CLEMENTS, by deed from EDWARD A. WHITE AND JESSICA A. WHITE, HUSBAND AND WIFE, of record in Instrument No. 20120109-0002316, dated January 6, 2012, said Register's Office.

DIANE C. CLEMENTS died on or about December 28, 2019. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 20P77, directed that the subject property be administered as part of the estate, subject to the control of the Executrix, KATHARINE K. COWAN.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-08-0D-018.00 CO.

Matters shown on the Plan of record in Instrument No. 20070130-0012379, said Register's Office.

This is improved property located at 232 Cherokee Station Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2020.

Katherine K. Cowan, Executrix

Katherine K. Cowan, Executrix of the Estate of Diane C. Clements

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine K. Cowan with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Diane C. Clements, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2020.

Notary Public

My Commission Expires: _____

True Copy Certification

I, Jennifer Pennell, 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 Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 2-22-2022

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