Name and Address of New Owner:
Dustin Pate
564 Highcrest Drive
Nashville, TN 37211

Send Tax Bills To:
Dustin Pate
564 Highcrest Drive
Nashville, TN 37211

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 399854 DEEDWARR
05/14/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $344.10
20200514-0049974

Map & Parcel No: 131-05-0B-407.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Estate of Thomas E. Hendrix**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dustin Pate, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 47 as shown on the Plan of Four Season, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Hendrix by Quitclaim Deed from Thomas E. Hendrix and Robert D. Hendrix, recorded on January 02, 2003 in Instrument No. 20030102-0000256, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Summit Ridge Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of May, 2020.

The Estate of Thomas E. Hendrix

By: Ellen Turley
Ellen Turley, Estate Attorney

By: Jacqueline Goins
Jacqueline Goins, ~~Heir~~ Personal Representative

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ BRADLEY

On this 8th day of May, 2020, before me personally appeared Ellen Turley, Estate Attorney of The Estate of Thomas E. Hendrix and Jacqueline Goins, Heir of The Estate of Thomas E. Hendrix, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2020.

Tonia M. Leonard
Notary Signature
My commission expires: DEC. 7, 2021

TONIA M. LEONARD
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of May, 2020.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2021
File No. 2019-831

