THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER
Kimberly Derrick and John Derrick
9632 South Harpeth Rd.
Nashville, TN 37221

SEND TAX BILLS TO

Owners

MAP/PARCEL
168-00-0-024.00

Karen Johnson Davidson County
Batch# 404292 **DEEDWARR**
05/21/2020 12:58:22 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50

20200521-0053037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LAURA ANN YANKEE, RUTH CHELSEA WEHBY, EMILY NICOLE STEFANICK, AND THERESA DIROFF BENEDIKTER, HEIRS AT LAW OF GREGORY C. DIROFF,** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **KIMBLERY DERRICK AND JOHN DERRICK, WIFE AND HUSBAND,** ("Grantee" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Beginning at a stake on the westerly margin of South Harpeth Road at the northeast corner of Lot 3 said survey; thence with the westerly margin of said Road, north 4 degrees east 210 feet to the southwest corner of said Road and an unnamed 80-foot road: thence with the southerly margin of said unnamed road south 89 degrees west 400 feet to a stake at the northeast corner of Lot No.8 on said survey; thence with the line between said Lot Nos. 4 and 8, south 4 degrees west 210 feet to a stake at the northeast corner of said Lot No. 3; thence with the line between said Lot Nos.3 and 4, north 89 degrees east 400 feet to the beginning, containing 1.93 acres, more or less.

Being the same property conveyed to GREGORY C. DIROFF, AN UNMARRIED MAN, by deed from HOWARD D. DERRICK, JR. AND WIFE, CONSTANCE H. DERRICK, of record in Instrument No. 20060724-0089039, dated July 20, 2006, said Register's Office. The said Gregory C. Diroff having since died intestate on or about October 15, 2018, leaving said property to his Heirs at Law. For further reference see Affidavit of Heirship of record in Instrument No. 20200521-0053035, said Register's Office.

This is improved property known as: 9632 South Harpeth Rd., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this _____day of May, 2020.

Laura Ann Yankee
LAURA ANN YANKEE, HEIR AT LAW OF THE ESTATE OF GREGORY C. DIROFF

Ruth Chelsea Wehby
RUTH CHELSEA WEHBY, HEIR AT LAW OF THE ESTATE OF GREGORY C. DIROFF

EMILY NICOLE STEFANICK, HEIR AT LAW OF THE ESTATE OF GREGORY C. DIROFF

Theresa Diroff Benedikter
by Laura Ann Yankee, Attorney in Fact
THERESA DIROFF BENEDIKTER, HEIR AT LAW OF THE ESTATE OF GREGORY C. DIROFF
BY: LAURA ANN YANKEE, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared LAURA ANN YANKEE, RUTH CHELSEA WEHBY, AND EMILY NICOLE STEFANICK, HEIRS AT LAW OF THE ESATE OF GREGORY C. DIROFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 19th day of May, 2020.

Tricia Ball
Notary Public

My Commission Expires: 9/7/24

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared, LAURA ANN YANKEE, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of THERESA DIROFF BENEDIKTER as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said THERESA DIROFF BENEDIKTER.

Witness my hand and seal at Nashville, TN, this 19th day of May, 2020.

Tricia Ball

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$365,000.00.**

Sworn to and subscribed before me this 19th day of May, 2020.

Notary Public

My Commission Expires: Jan 8, 2024

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE