Karen Johnson Davidson County
Batch# 413597 DEEDWARR
06/11/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200611-0060008

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1609TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of May, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michelle Kellum 514 Drake Ave. Nashville, TN 37211	**SAME AS NEW OWNER.**	133-01-0-069.00

WARRANTY DEED

FOR AND IN 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, **Taylor Hoolhorst-McDermott Personal Representative of the Estate of Michael L. Greenwell**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Kellum, an unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 514 Drake Ave., Nashville, TN 37211, County of Davidson

Tract I:

Being the westerly 40 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Book 547, Page 181, Register's Office for said County. Said part of Lot No. 30 fronts 40 feet on the northerly side of Drake Avenue and runs back between parallel lines 193 feet to an alley in the rear.

Tract II:

Being the southerly 200 feet of an unnumbered lot in the rear and east of Lot Nos. 43, 44, and 45 of the H.G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for said County. Said part of lot fronts 12 feet on the northerly side of Drake Avenue and runs back between lines northwardly, the easterly line being the rear line of Lot Nos. 43, 44, and 45, to a dead line in the rear. Said line being extended line between Lot Nos. 42 and 43 of said subdivision and measures approximately 25 feet on the said rear line.

Being the same property conveyed to Michael L. Greenwell, by Warranty Deed from Vickie S. Kincaid and husband, Douglas Kincaid, dated 04/23/2007 and recorded 04/27/2007 in Instrument No. 20070427-0050122, Register's Office for Davidson County, Tennessee. The said Michael L. Greenwell is deceased as of 01/05/2020 (Probate Docket No. 20P265).

Tax Map and Parcel ID: 133-01-0-069.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 514 Drake Ave., Nashville, TN 37211

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 unemcumbered, 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 22nd day of May, 2020.

Estate of Michael L. Greenwell

BY: Taylor Hoolhorst McDermott, Personal Representative

Taylor Hoolhorst McDermott Personal Representative

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name Taylor Hoolhorst McDermott Personal Representative of the Estate of Michael L. Greenwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of May, 2020.

Notary Public at Large

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

4-17-2023
Commission Expires

LTE File No.: 20-1609TN

True Copy Certification

I, **Milissa Loew**, 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 here with and ~~that this~~ is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires

SHELLY M. WALLING
STATE OF TENNESSEE
NOTARY PUBLIC
SEAL
RUTHERFORD COUNTY
My Commission Expires 04-16-2022