BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 414708 **DEEDWARR**
06/15/2020 11:13:24 AM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20200615-0060881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF June 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA S. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth R. Chase and Randall C. Chase	SAME	
(NAME) 6 Peach Blossom Square	(NAME)	104-13-0-250.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, I, **JUDD DIRK WADDELL, EXECUTOR OF THE ESTATE OF STEVEN MICHAEL FERRE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH R. CHASE AND RANDALL C. CHASE, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Second Revision, Peach Blossom Square of record in Plat Book 4300, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Ferre, A Married Man, by Warranty Deed from Christine C. Barggren, as Trustee of the Christine C. Barggren Revocable Trust UAD August 2, 2000 of record in Instrument No. 20170721-00733809, Register's Office for Davidson County, Tennessee, dated July 18, 2017. The said Steven Michael Ferre died testate on October 12, 2019 leaving a Last Will and Testament that was probated under Docket No. 19P1988, in the 7th Circuit Court for Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Judd Dirk Waddell was appointed to serve as Executor of the Estate and the real property was to be administered as part of the Probate Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6 Peach Blossom Square, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 12th day of June, 2020

THE ESTATE OF STEVEN MICHAEL FERRE

BY: _____

JUDD DIRK WADDELL, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Judd Dirk Waddell with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Estate of Steven Michael Ferre and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 12th day of June, 2020.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023