Karen Johnson Davidson County
Batch# 423696 DEEDWARR
06/23/2020 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200623-0067628

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0344

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Karen Johnson

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2020

Traci Pulley

Notary Public

Commission Expires: 3/28/23

TRACI PULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis Autry 2723 Mailan Drive Nashville, TN 37206	New Owner	073-13-0-153.00

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, I/WE,

Marsha Gupton, of Estate of Martha B. Gupton

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis Autry, an unmarried man and Brian Maggart, a married man, as tenants in common

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. 56 on the Plan of Mailan Heights of record in Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 63 feet on the North side of Mailan Drive and runs back between lines, 160 feet on the West line and 162 feet on the East line to a dead line in the rear on which it measures 63.1 feet.

Being the same property conveyed to Elbert R. Gupton and wife, Martha B. Gupton by Deed from Frank Bradford and Herman Bradford, partners of record in Book 2336, Page 531, Register's Office for Davidson County, Tennessee, dated October 20, 1954 and recorded on December 22, 1954. (Value or consideration shown in aforementioned deed $Not Available.) Also being the same property title to which vested in Martha B. Gupton upon the death of her husband, Elbert R.

Gupton (date of death, December 26, 1981), by reason of their tenancy by the entirety.

Martha B. Gupton died July 03, 2014.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2723 Mailan Drive, Nashville, TN 37206

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

Dated this the 12th day of June, 2020.

Estate of Martha B. Gupton

By: Marsha Gupton
Marsha Gupton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marsha Gupton of Estate of Martha B. Gupton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of June, 2020

Kim Gillespie
Notary Public
My Commission Expires: 9-22-2020

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

(Notary Seal)

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

