Karen Johnson Davidson County
Batch# 431304 DEEDWARR
07/06/2020 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,131.83
20200706-0072568

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
B20-0747

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2020

Notary Public

Commission Expires: 9/3/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Browning and Christine Browning 702 Wilsonwood Place Nashville, TN 37206	New owner	083-07-0-184.00

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,

Michael Dickens, Executor of the Estate of GraceY. Dickens and Michael Dickens, Gary S. Dickens and Debra C. Horton, Heirs at Law of Estate of Grace Y. Dickens

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

John Browning and Christine Browning, husband and wife

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. 30 on the Plan of Rolling Acres No. 2, Section 2, as of record in Book 1424, Page 74, Register's Office for said County.
Said Lot No. 30 fronts 78 feet on the East side of Wilsonwood Place and runs back between lines, 128.5 feet on the North line and 131.2 feet on the South line, to a dead Line in the rear on which it measures 78 feet.

Being the same property conveyed to Willie E. Dickens and wife, Grace Y. Dickens by Warranty deed from Alma Martin Morrison of record in Book 3316, page 373, Register's Office for Davidson County, Tennessee, dated January 03, 1962 and recorded on January 04, 1962. (Value or consideration shown in aforementioned deed $10.00.) The said Willie E. Dickens having died 12/12/11, leaving Grace Y. Dickens surviving tenant by the entirety and vested with the entire fee simple interest. The said Grace Y. Dickens having died testate 2/23/19. Reference is hereby made to probate case in Docket no.: 19P596.

Affidavit of Heirship of record in Instrument No. 202007060072567 Register's Office for Davidson County, Tennessee.

Power of Attorneys of record in Instrument No. 202007060072564 Instrument No. 202007060072565 Instrument No. 202007060072566 Register's Office for Davidson County, Tennessee.

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: 702 Wilsonwood Place, 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 used, 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 25 **day of June, 2020.**

Estate of Grace Dickens

By: Michael Dickens Executor

Michael **Dickens,** Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary **Public** in and for said County and State, **Michael Dickens Executor of the Estate of Grace Dickens 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.

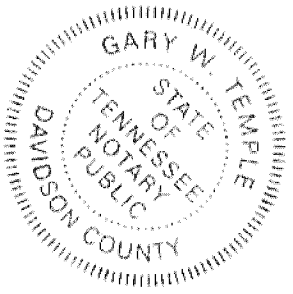
Witness my hand and official seal at Nashville, Tennessee this 25 **day of June, 2020.**

Gary W Temple

Notary Public

My Commission Expires: 7-28-2021

(Notary Seal)



Dated this the 1st day of July, 2020.

Estate of Grace Dickens

By: Michael Dickens by Gary W. Temple, Attorney in Fact

By: Gary S. Dickens by Gary W. Temple, Attorney in Fact

By: Debra C. Horton by Gary W. Temple, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and who further acknowledged that he is the attorney in fact for **Michael Dickens** and that he is authorized by **Michael Dickens** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of July, 2020.

Notary Public
My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and who further acknowledged that he is the attorney in fact for **Gary S. Dickens** and that he is authorized by **Gary S. Dickens** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of July, 2020.

Notary Public
My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and who further acknowledged that he is the attorney in fact for **Debra C. Horton** and that he is authorized by **Debra C. Horton** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of July, 2020.

Notary Public
My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

