Karen Johnson Davidson County
Batch# 433039 DEEDWARR
07/08/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200708-0073816

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this the 1st day of July, 2020. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Suzann MCabe David McCabe	New Owner	083-12-0-165.00
2705 Meadow Rose Drive	9346 Williams Glen Cove	
Nashville, TN 37206	Germantown, TN 37139	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUZANN MCCABE, ADMINISTRATRIX OF ESTATE OF MARY NELL MOORE DELZELL AKA MARY M. DELZELL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZANN MCCABE AND DAVID MCCABE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of Section 6, Second Addition Rosewood Heights, of record in Book 2854, Page 21, Register's Office for said County.

Said Lot No. 9 fronts 75 feet on the Westerly side of Meadow Rose Park and runs back 304.2 feet on the North line and 277.3 feet on the Southerly line to a dead line which is a broken line on which is measures 215.6 feet.

Being the same property conveyed to Earl F. Delzell and wife, Mary M. Delzell by Warranty deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter of record in Book 2929, page 185, Register's Office for Davidson County, Tennessee, dated July 21, 1959 and recorded on August 07, 1959.

The said Earl F. Delzell having since died on October 25, 2015, leaving Mary M. Delzell as the surviving tenant by the entirety.

Mary M. Delzell aka Mary Nell Moore Delzell having since died testate on August 28, 2016 and her Last Will and Testament having been entered in the Seventh Circuit court for Davidson County, Tennessee Probate Division as Docket 18P-1056. Said Last Will and Testament devised the property to Earl Franklin Delzell, Jr.

Pursuant to that certain Petition To Sell Real Estate and the subsequent Order authorizing the sale of the property signed June 12, 2020, the property is to be sold, authorzing Suzann McCabe as Administratrix. See also Amendment "A" to Purchase and Sale Agreement dated 5/13/2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2705 Meadow Rose Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2020.

Estate of Mary Nell Moore Delzell AKA Mary M. Delzell

By: _____
Suzann McCabe, Administratrix

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Suzann McCabe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administratrix of the Estate of Mary Nell Moore Delzell AKA Mary M. Delzell, a Estate, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 1st day of ~~July, 2020~~.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022