Karen Johnson Davidson County
Batch# 439440 DEEDWARR
07/17/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200717-0078663

Warranty Deed

Return to
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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:
Kellen Gorbett Whitney Gorbett	New owner	083-12-0-165.00
2705 Meadow Rose Drive		
Nashville, TN 37206		

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 AND DAVID MCCABE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEN GORBETT AND WHITNEY GORBETT, HUSBAND AND WIFE**, 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. See also Amendment "A" to Purchase and Sale Agreement dated 5/13/2020.

Being the same property conveyed to Suzann McCabe and David McCabe, wide and husband by Warranty Deed from Suzann McCabe, Admistratrix of Estate of Mary Nell Moore Delzell AKA Mary M. Delzell, of record in Instrument No. 20200708-0073816 in the Register's Office for Davidson County, Tennessee.

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 15th day of July, 2020.

Suzann McCabe

David McCabe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Suzann McCabe and David McCabe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner