WARRANTY DEED

Karen Johnson Davidson County
Batch# 440959 DEEDWARR
07/21/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,127.39
20200721-0079654

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 7/10/21

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine Thao Huynh	New Owner	114/00/0/044.00
(NAME)	(NAME)	
1508 Whetstone Ct.	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37209	New Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Estate of Nancy L. Deason, Mandy Pinkston, Barry Walling, Mitzi Harris, Dustin Deason, and Mitchell Deason,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christine Thao Huynh,** 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:

Being in the 8th, formerly 12th Civil District of Davidson County, and being Lot No. 2 on the unrecorded plan of Mrs. J.J. Heer's Lands, described according to a survey made by George W. Watkins, surveyor, December 14, 1955, as follows:

Beginning in the center of Sawyer Brown Road, at a point 404.5 feet south of the center line of the Old Charlotte Pike, being the southeast corner of the property conveyed to Daniel F. Sullivan and wife, by deed from Jacob J. Herr and wife, as of record in Book 2641, Page 463, Register's Office for said County; thence with the center of said road, South 9 degrees 30 minutes West 95 feet to a spike and South 31 degrees West 48 feet to the corner of Lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots, North 84 degrees 50 minutes West 349 feet to the center of a branch; thence with the center of said branch, North 10 degrees 45 minutes east 146.5 feet to the southwest corner of said Sullivan property; thence with the southerly line of said Sullivan property, South 83 degrees 30 minutes East 362 feet to the beginning, containing 1.15 acres, more or less.

Being the same property conveyed to James R. Deason, Sr. and wife, Nancy L. Deason by Warranty Deed from William S. Goddard and Sandra G. Goddard, husband and wife dated May 29, 1997 and of record in Book 10474, Page 827 in the Register's Office of Davidson County, Tennessee. James R. Deason having since died on November 2, 2014 leaving Nancy L. Deason the owner fee simple as the sole surviving tenant by its entirety. Nancy L. Deason having since died testate on May 6, 2020 leaving Bryon Walling, Barry Walling, Mitzi Harris, Mandy Burns and Rick Deason as the owner fee simple as per the Last Will and Testament. Bryon Walling having since died on November 2, 2014 having no heirs. Rick Deason having since died on January 31, 2010 leaving Dustin Deason and Mitchell Deason as his sole surviving heirs by its entirety.

unimproved ☐

This is improved ☑ property, known as 7415 Sawyer Brown Rd., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 20th day of July, 2020.

ESTATE OF NANCY DEASON

Mandy Pinkston
Mandy Pinkston
Executrix of the Estate of Nancy Deason and individually

Mitchell Deason
Mitchell Deason

Barry Walling
Barry Walling

Mitzi Harris
Mitzi Harris

Dustin Deason
Dustin Deason

State of Tennessee
County of Rutherford

Personally appeared before me Mandy Pinkston, Barry Walling, Mitzi Harris, Dustin Deason, and Mitchell Deason, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2020.

Notary Public Sasha Knowles
My Commission Expires: 7/18/21

SASHA KNOWLES
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

File No.: 24310

True Copy Certification

I, Jack E. Gritton II, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23