THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628104

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $532,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 449658 DEEDWARR
08/04/2020 02:59:25 PM 2 pgs
Fees: $13.00 Taxes: $1,970.25

20200804-0086348

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhonda R Hicks	Rhonda Hicks	Tax Parcel ID No.
705 Sweet Cherry Court	PO Box 120596	131-06-0H-080.00
Nashville TN 37215	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Kent Bramlett, Executor of the Estate of Irene Duff Womack** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rhonda R Hicks, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Lot 19, VILLAGE OF CHERRY GLEN, PHASE 4, as shown on plat of record in Book 9700, Page 664, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Irene D. Womack, a married woman, by Warranty Deed from Wellesley Builders, LLC, of record in Instrument No. 20000829-0085046, in the Register's Office of Davidson County, Tennessee, dated August 28, 2000 and recorded on August 29, 2000.

Harry Emmett Womack, spouse of Irene Duff Womack, having since died on March 4, 2007.

Irene Duff Womack having since died on March 30, 2019. Last Will and Testament of Irene Duff Womack names Paul Kent Bramlett the Executor and gives him the authority to sell real property. Order in Docket Number 19P-971 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division names Paul Kent Bramlett the Executor and gives him the authority to sell real property.

Irene D. Womack and Irene Duff Womack being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF CHERRY GLEN, PHASE 4, as recorded in Book 9700, Page(s) 664, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Subject to the matters shown on the plats of record in Book 6900, Page 55, Book 6900, Page 304, and Book 9700, Page 182, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, Book 6778, Page 536, Book 6691, Page 593, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 9882, Page 733, Book 7882, Page 739, Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247, and Instrument No. 20011206-0134252, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of By-Laws of Village of Cherry Glen Association, Inc. recorded in Instrument No. 20000204-011736, amended in Instrument No. 20000324-0030195, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress, recorded in Book 8919, Page 779, in the Register's Office of Davidson County, Tennessee.

Agreement of record in Book 9827, Page 416, in the Register's Office of Davidson County, Tennessee.

Rights of others in and to the use of the common areas as shown on map recorded in Davidson County, Tennessee, and as contained in Covenants, Reservations, Easements, and Restrictions.

This is improved property located at 705 Sweet Cherry Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2020.

Estate of Irene Duff Womack

PK Bramlett

BY: Paul Kent Bramlett, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Kent Bramlett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Irene Duff Womack, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021