Karen Johnson Davidson County
Batch# 450301 DEEDWARR
08/05/2020 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $560.55
20200805-0086649

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $151,500.00

Affiant

Subscribed and sworn to before me this 30 day of July 2020.

Notary Public
My Commission expires: 9/6/2024
(Affix Seal)

KAITLIN CHAMPION STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maged T Samuel	Maged T. Samuel	**120-06-0-004.00**
2648 Weatherford Street	2648 Weatherford Street	
La Vergne, TN 37086-2757	La Vergne, TN 37086-2757	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Laura Rodriquez, Administrator of the Estate of Harold Thomas Autry

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Maged T Samuel

HEREINAFTER CALLED THE GRANTEE, HIS 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. 131 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot front 70 feet on the North side of Saturn Drive and runs back between parallel lines 230 feet to a deadline.

Being the same property conveyed to Harold T. Autry and wife, Claudia Mae Autry, by deed from Percy I. Bargatze dated January 13, 1958 of record in Book 2735, page 539, Register's Office for Davidson County, Tennessee. Claudia Mae Autry predeceased Harold T. Autry leaving him as surviving spouse, absolute fee simple owner. Harold T. Autry died testate on June 30, 2019. An Order appointing Laura Rodriquez as Administrator was entered in the matter of the Estate of Harold Thomas Autry, Docket No. 83CH1-2019-PR-325, Chancery Court of Sumner County, Tennessee, on August 6, 2019. Harold T. Autry's Last Will and Testament gives Laura Rodriquez, Administrator, the power to sell the property hereinabove described.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) unimproved (_____) property known as 1312 Saturn Drive, Nashville, TN 37217.

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, his heirs, successors and assigns, forever. GRANTORS covenant with GRANTEE that GRANTORS is 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. GRANTORS do further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 30, day of July 2020.

Laura Rodriquez, Administrator

Laura Rodriquez, Administrator of the Estate of Harold Thomas Autry
GRANTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said County and State, Laura Rodriquez 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 30 day of July 2020.

My commission expires 3-8-2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb 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: Oct 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY