Karen Johnson Davidson County
Batch# 451994 DEEDWARR
08/06/2020 11:38:30 AM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20200806-0087510

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1727TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00.

Sandra Cox.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of July, 2020.

Notary Public
Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John Cox and Sandra Cox 418 Bushnell St. Nashville, TN 37206	New Owner	083-10-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Rhonda Jones, Executor of the Estate of Margaret A. Berry**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Cox and Sandra Cox, husband and wife,** 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:

Property known as: 418 Bushnell St., Nashville, TN 37206, County of Davidson

Being Lot Nos. 76, 77, and 78 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 90 feet on the westerly side of Bushnell Street and run back between parallel lines, Lot 78 running back along the south margin of McEwen Avenue, 136 feet to an alley.

Being the same property conveyed to Willie Jackson Berry and wife, Margaret A. Berry, by Warranty Deed from Auguste McKinney and wife, Lucille F. McKinney, dated 08/17/1962 and recorded in Book 3460, Page 65, Register's Office for Davidson County, Tennessee. The said Willie Jackson Berry is deceased as of 07/21/2006, leaving Margaret A. Berry as the sole owner of the subject property. The said Margaret A. Berry is deceased as of 01/02/2019 (Probate Case No. 19P-214). The said Margaret A. Berry was also known as Margaret J. Berry. Rhonda K. Jones is appointed Executor and is authorized to convey the subject property in Order Approving Real Estate Contract entered 04/30/2020.

See attached Exhibit "A"

Tax Map and Parcel ID: 083-10-0-118.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 418 Bushnell St., Nashville, TN 37206

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 unemcumbered, 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 hand this 28th day of July, 2020.

Rhonda Jones, Executor of the Estate of Margaret A. Berry

BY: Rhonda K Jones, Executor for Estate of Margaret Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rhonda Jones, Executor of the Estate of Margaret A. Berry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 28th day of July, 2020.

Notary Public
Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Exhibit "A"

Copy

EFILED 04/30/20 03:19 PM CASE NO. 19P214 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

IN RE:	]	
	]	
PROBATE OF THE	]	
LAST WILL AND TESTAMENT OF	]	
MARGARET J. BERRY, deceased.	]	**NO: 19P-214**
	]	
Rhonda K. Jones, Executor.	]	

ORDER APPROVING REAL ESTATE SALES CONTRACT

This cause came on to be heard on the 30th day of April 2020, before the Honorable David R. Kennedy, Judge, upon the Executor's Petition for an Order approving the written real estate sales/purchase contract concerning the decedent's realty at 418 Bushnell Street, Nashville, Tennessee 37206. Based on the Petition, the proposed contract, and the record as a whole, the Court finds and orders as follows:

1. On 03/08/2019, this Court entered an Order appointing Rhonda K. Jones as the Executor of her late mother's Estate. The decedent's Last Will & Testament named three devisees / residuary distributes of her estate; to wit: Rhonda K Jones (individually / Executor), Teresa L. Berry, and James Schyler Malone.

2. On 09/29/2019, this Court entered an Order permitting Rhonda K. Jones, Executor, to list the decedent's realty for sale.

3. Since the entry of that Order, the Executor had entered into a contract to sale the decedent's real property at 418 Bushnell Street, Nashville, Tennessee 37206. A true and correct copy of this Contract was filed with, and made a part of the record of, this Court. The terms of said Contract provided in part that the realty would be sold to John and Sandra Cox for the sum of $400,000.00. The Executor asserted that this was a fair market price for this realty. She further asserted that the realty had been vacant for months and that all three heirs were in agreement to sell this realty, however, only James Schyler Malone was willing to sign an Affidavit attesting to

Copy

EFILED 04/30/20 03:19 PM CASE NO. 19P214 Richard R. Rooker, Clerk

his agreement with the contract's terms.

4. The three devisees / residuary distributees were duly notified of this proceeding by personal service of process and certified mail.

5. The Court has reviewed this Contract and finds that $400,000.00 is a fair market price for this realty. The Court further finds that approval of this sales contract would be in best interest of this Estate and its devisees. Accordingly, the Court approves said contract and the terms therein.

6. The Executor, Rhonda K. Jones, shall have the sole authority on behalf of the Estate of Margaret J. Berry, to execute all documents necessary with regard to the sale, conveyance, and transfer of the decedent's realty to John and Sandra Cox including the deed.

7. Costs of this proceeding shall be taxed to the Estate for which execution shall issue, if necessary.

IT IS SO ORDERED.

ENTERED this 30th day of April 2020.

HON. DAVID R. KENNEDY, JUDGE

APPROVED FOR ENTRY:

LAURA TEK, #16523
P.O. Box 280987
Nashville, TN 37228-0987
615/851-2100
attorneylauratek@gmail.com

Copy

EFILED 04/30/20 03:19 PM CASE NO. 19P214 Richard R. Rooker, Clerk

CERTIFICATE OF SERVICE

I hereby certify that I have sent a true and correct copy of the foregoing Order was sent by U.S. Mail, postage prepaid, to:

Rhonda K Jones
5901 Hwy 31 W.
Portland, TN 37148

Teresa L. Berry
118 Hillside Drive
Hendersonville, TN 37075

James Schyler Malone
112 Bluewater Drive
Hendersonville, TN 37075

Jacqueline Jeaneen Murphy Johnson
909 Ronnie Road
Madison, TN 37115

SCPO Joshua Shane Murphy (US Navy)
PSC 817 Box 1257
FPO, AE 09622

on this 29th day of April 2020.

LAURA TEK

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

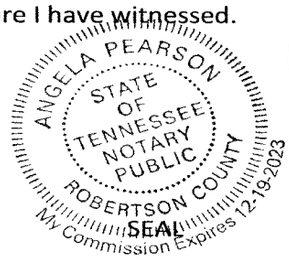
Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:



SEAL