This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 469141 DEEDWARR
09/03/2020 10:36:32 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90

20200903-0100398

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Philip C. & Wendy C. Minor 1908 Normerle St. Goodlettsville, TN 37072	NEW OWNER	007150-033.00

THIS INDENTURE, made this 31st day of August, 2020 between

Susan Dian Douglas, married, Carla Robin Hood, married and Elizabeth Jane Uldrich, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Philip C. Minor, Jr. and Wendy C. Minor, husband and wife

of DavidsonCounty Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 72 on the Plat of Grizzard Manor, Section 3, of record in Book 4675, Page 40, Register's 0ffice for said County, described as follows: said Lot No, 72 fronts 365.00 feet on the westerly margin of Normerle Drive and extends back 204.93 feet on the northerly line, and 282.3 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to Carl Reed Davenport and wife, Elizabeth June M. Davenport by Deed dated 4/25/1977 from Billy F. Overton and wife, Edith M. Overton of record in Book 5140, Page 448, Register's Office for Davidson County, Tennessee. Carl Reed Davenport now being deceased, having died 5/13/2012 and Elizabeth June M. Davenport now being deceased, having died 5/13/2020, leaving Susan Dian Douglas, Carla Robin Hood and Elizabeth Jane Uldrich as her sole heirs to the property.

This property is not the marital residence of any of the grantors herein, and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 1908 Normerle St., Goodlettsville, TN 37072.

Last Will and Testament of record in Instrument Number _____ and Affidavits of Heirship of record in Instrument Number _____ and _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder sets their hands and seals the day and year first above written.

Susan Dian Douglas

Carla Robin Hood

Susan Dian Douglas, Executrix

Elizabeth Jane Uldrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan Dian Douglas, Carla Robin Hood and Elizabeth Jane Uldrich, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of August, 2020.

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/3/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan Dian Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of Elizabeth June M. Davenport, the maker or a 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 31st day of August, 2020.

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $297,000.00.

Affiant

Sworn to and subscribed before me, this 31 day of August, 2020.

Notary Public

My Commission Expires: 7/3/2023

