Karen Johnson Davidson County
Batch# 472069 DEEDWARR
09/09/2020 10:32:49 AM 9 pgs
Fees: $48.00 Taxes: $814.00
20200909-0102559

WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew JW Smith	SWBC Mortgage Corp	09412005300
(NAME)	(NAME)	
287 Clovernook Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Antonio TX 78216	
(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, **Rose Wallis, Jerry Choat, Patricia Abbott, The Estate of Deborah Brown, Celia Brown, and Renee Brown A/K/A Cynthia Renee Brown A/KA Cynthia Renee Gardner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew JW Smith,** Married man, M.S. 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:

Land in the 3rd Civil District of Davidson County, Tennessee being Lot No. 19 on the Plan of Clovernook, of record in Plat Book 2900, Page 52, Register's Office for said County. AKA Land in Davidson County, Tennessee, being Lot Number 19 on the Plan of Clover Nook, of record in Plat Book 2900, pages 51 and 52, Register of Deed's Office for said county, to which reference is made for a more comprehensive legal description.

Said Lot No. 19 fronts 120.0 feet on the northeasterly side of Clovernook Drive and extends back 244.7 feet on the northeasterly line and 254.1 feet on the southeasterly line, to a line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Edna Christine Brown, by deed of record in Instrument No. 20190429-0039347, Register's Office for County, Tennessee. The said Edna Christine Brown having since died intestate on October 14, 2019 leaving as her sole heirs at law being Jerry Choat, Rose Wallis, Patricia Abbott, Debbie Brown and Renee Brown and Celia Brown recorded in Instrument NO. 20200909.0102554 and Instrument NO. 20200909.0102555 the said Debbie Brown having since died testate leaving her share to Celia Brown and Renee Brown reference Probate Case # 2020-PR-82983-2 and attached as Exhibit A. said Register's Office.

This instrument is executed on behalf of Rose Wallis, by Jerry Choat as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. 20200909.0102557, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Patricia Abbott by Jerry Choat as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20200909.0102558 in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Renee Brown by Jerry Choat as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO 20200909-0102556 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 287 Clovernook Drive, Nashville, TN 37210
(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 28th day of August, 2020.

SEE ATTACHED
Rose Wallis

SEE ATTACHED
Jerry Choat

SEE ATTACHED
Patricia Abbott

Celia Brown, Executrix
The Estate of Deborah Brown

SEE ATTACHED
Renee Brown

Celia Brown
Celia Brown

STATE OF TN
COUNTY OF KNOX
Personally appeared before me Celia Brown with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2020

Rachel Stokes

Notary Public

Commission expires: 11/27/22

RACHEL STOKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TN
COUNTY OF KNOX

On this the 28th day of August, 2020, before me, personally appeared Celia Brwon as Executrix of the Estate of Deborah Brown, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal

Rachel Stokes

Noatry Public

Commission expires: 11/27/22

RACHEL STOKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

This instrument is executed on behalf of Renee Brown by Jerry Choat as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 287 Clovernook Drive, Nashville, TN 37210
(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 28th day of August, 2020.

Jerry Choat

Rose Wallis by Jerry Choat Attorney in fact
Rose Wallis

Patricia Abbott by Jerry Choat Attorney in Fact
Patricia Abbott

Renee Brown by Jerry Choat Attorney in fact
Renee Brown

State of Tennessee
County of Davidson

Personally appeared before me Jerry Choat with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2020.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

on this the 28th day of August, 2020, before me personally appeared Jerry Choat the person wo executed the foregoing instrument on behalf of Rose Wallis, Patricia Abbott and Renee Brown and acknowledged that he executed the same as the free act and deed of the said Rose Wallis, Patricia Abbott and Renee Brown, through Power of Attorney granted him by the said Rose Wallis, Patricia Abbott and Renee Brown

Notary Public

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2022

EXHIBIT A

LA 9332

Last Will and Testament

OF

DEBORAH K. BROWN

I, Deborah K. Brown, of Knoxville, Knox County, Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare this my Last Will and Testament hereby expressly revoking any and all Wills or other testamentary dispositions, and any codicils thereto heretofore made by me

Declarations

a. I am single. I make no provision in this will for any future spouse I may have.

b. I have no children.

1. Fiduciaries

(a) I nominate and appoint my niece Penelope L. Wallis, as my Executrix. Should she not qualify or be unable to complete the administration of my estate, I nominate and appoint my sisters, Celia D. Brown and Cynthia Renee Gardner, as my Co-Executrices. Should one of my Co-Executrices not qualify or be unable to complete the administration of my estate, I request that the remaining Co-Executrix who has qualified and is able to complete the administration of my estate, act as my Executrix. In the event that my Executrix or both of my Co-Executrices is a non-resident of Tennessee, my Executrix or Co-Executrices (i) shall seek appointment of a resident of Tennessee to serve with her or them as Co-Executrix in the event Tennessee Code Annotated Section 35-50-107, as it is written on the date of my death, requires the appointment of a resident Co-Executrix, or (ii) may seek appointment of a resident of Tennessee, at her or their option, if Tennessee Code Annotated Section 35-50-107, as it is written on the date of my death does not otherwise require appointment of a resident Co-Executrix.

(b) The fiduciaries named herein are hereby expressly excused from giving bond for the performance of their duties and are excused from filing or making any inventory, report or accounting with any court with regard to the administration of my estate and any trust.

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2. Devise of Real Property.

I give to my sisters, Celia D. Brown and Cynthia Renee Gardner, in equal parts, per stirpes, any interest I may have in the real property at 935 Chip Cove Lane, Knoxville, Tennessee 37938, in the time share property in Pompano Beach, Florida, and in any other real property I may hold an interest at my death. Should both of them fail to survive me and fail to leave lineal descendants, this gift shall lapse and become part of the residue of my estate. This gift is subject to any Deed of Trust and Security Agreement or other encumbrance and all unpaid property taxes and special assessments which are lien on said real property at the date of my death.

3. Personal Property.

I give all of my tangible personal property (except that personal property specified in paragraph 4 hereof) including all insurance policies thereon, such as jewelry, clothing, automobiles, books, pictures, furniture, furnishings, household goods, silverware, china, and ornaments located in my residence or residences, and all other items of personal property, including money, securities and other intangibles, to my sisters, Celia D. Brown and Cynthia Renee Gardner, in equal parts, per stirpes. Should both of them fail to survive me and fail to leave lineal descendants, this gift shall lapse and become part of the residue of my estate.

4. Specific Personal Property. All or some of my personal effects may be distributed in accordance with the provisions of a certain memorandum or letter written entirely in my handwriting and to be placed with my Will. If for any reason said memorandum or letter is not found or properly identified as such by my Executrix or Co-Executrices within thirty (30) days after the probate of my Will then all of the aforesaid property shall be distributed as set forth in paragraph 5 hereof.

5. Residuary Estate.

I give all of the rest, residue and remainder of my estate, real, personal and mixed, in equal parts per stirpes, to my sisters, Celia D. Brown and Cynthia Renee Gardner. Should both of them fail to survive me and fail to leave lineal descendants, I give all the

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rest, residue and remainder of my estate to my heirs, determined as if I had died at the time of the death of the last beneficiary to die, pursuant to Title 31 of Tennessee Code Annotated as of the date of this Will.

6. Miscellaneous Provisions.

(a) Any person who fails to survive me by 120 hours shall be deemed to have predeceased me for the purposes of succession to property under this Will.

(b) Any legally adopted person and descendants of the blood and legally adopted descendants of such person shall take under this Will as if they were related by blood.

(c) Any taxes imposed on my estate under the laws of any jurisdiction by reason of my death, by whatever name called, upon or with respect to any property included in my estate for the purpose of such taxes, whether such property passes under or outside of this Will, shall be paid by my Executrix or Co-Executrices without apportionment.

(d) The expenses of my last illness, the expenses of a funeral appropriate to my station in life and custom of living (including the purchase and erection of a suitable monument or marker at my grave), and my written charitable pledges shall be paid by my Executrix or Co-Executrices.

(e) (1) My Executrix or Co-Executrices shall have the power to pay my judicially enforceable debts and the administrative expenses of my estate as soon after my death as may be convenient and to pay or deliver any legacy or bequest to any beneficiary without waiting any time that may be prescribed by law.

(2) If a debt is secured by a deed of trust or by another security instrument, my Executrix or Co-Executrices may elect to either pay the debt in full or to pay the debt according to its terms. If my Executrix or Co-Executrices elects not to pay the debt in full, the property securing the debt will pass to the recipient subject to the lien of the deed of trust or other security instrument.

(f) In addition to the powers now or thereafter conferred

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by law, my Executrix or Co-Executrices and any Trustee shall have the power, without court order, to sell (at public or private sale) the property, real or personal, from time to time comprising my estate for such consideration and on such terms (with security) as my Executrix or Co-Executrices and any Trustee shall determine, and shall further have all of the powers enumerated in Section 35-50-119 of the Tennessee Code Annotated, as it is written on the date of my death.

(g) For all purposes of this instrument, whenever reference is made to the descendants, "per stirpes," of a particular person, representation shall be calculated from the first generation below that of such person whether or not there is anyone in that generation living at the time of the calculation.

IN WITNESS WHEREOF, I, Deborah K. Brown, the Testatrix, sign my name to this instrument this 16 day of April, 2001, and being first duly sworn, do hereby declare to the undersigned authority that I sign it willingly, that I initialed each page hereof in the presence of these undersigned witnesses, by me requested to witness by signature to this my Last Will and Testament, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older of sound mind, and under no constraint or undue influence.

Deborah K Brown
DEBORAH K. BROWN

We, [signature] and Donna C Mabry, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that

1. The foregoing Will consisting of four (4) pages of Deborah K. Brown was willingly signed, published and declared by the said Testatrix as and for her Last Will and Testament, in the presence and hearing of us, all present at the same time, and we, in her presence and hearing and in the sight, presence, and hearing of each other and at her request, hereunto subscribed our names as attesting witnesses thereto.

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2. Deborah K. Brown signed the foregoing instrument on the date shown thereon and at the time of such signing she declared said instrument to be her Last Will and Testament.

3. To the best of our knowledge, Deborah K. Brown is more than eighteen (18) years of age and we are more that eighteen (18) years of age.

4. To the best of our knowledge, Deborah K. Brown is legally competent, of sound mind, and under no constraint or undue influence to make a will.

Signature of Witness

Name (print)

Address

City/State/Zip Code

Signature of Witness

Name (print)

1107 Windward Drive
Address

Knoxville TN 37922
City/State/Zip code

STATE OF TENNESSEE)
COUNTY OF KNOX)

Subscribed, sworn to and acknowledged before me by Deborah K. Brown, Testatrix, and subscribed and sworn to before me by and , witnesses, before me this 16th day of April, 2002.

(SEAL)

Notary Public

My Commission Expires: 6/30/05

THIS INSTRUMENT PREPARED BY:
William L. Cooper, III, Esquire
700 Sevier Avenue
Knoxville, Tennessee 37920

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Recorded the 24th day of May, 2020 in Misc. Bk. 425 Page 192

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