Karen Johnson Davidson County
Batch# 473766 DEEDWARR
09/11/2020 09:54:20 AM 2 pgs
Fees: $13.00 Taxes: $835.83

20200911-0103663

State of Tennessee,
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,900.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2020

Notary Public

My commission expires: 9-3-23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brenda J. Hudgins	CapStar Bank	**086-14-0C-011.00 CO**
3911 Dodson Chapel Rd., Unit #11	2002 Richard Jones Rd., Ste 300A	
Hermitage, TN 37076	Nashville, TN 37215	

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, WE,

Linda M. Celli, Executrix of The Estate of Joan Elizabeth Celli,

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

Brenda J. Hudgins, an unmarried woman and Linette E. McMahon, an unmarried woman as tenants in common with right of survivorship,

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 Davidson County, Tennessee, being Unit No. 11, together with the appurtenant interest in the common elements of Woodhaven Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20011005-0108857, and amended as Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan, the Villas at Woodhaven, attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to JOAN E. CELLI, UNMARRIED, by deed from GORDON PARHAM AND WIFE, SUSAN PARHAM, of record as Instrument No. 20170421-0039272, dated April 20, 2017, said Register's Office.

JOAN E. CELLI died testate on or about June 9, 2020. Pursuant to the terms of her will of record in Docket No. 20P990, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate by LINDA M. CELLI, EXECUTRIX OF THE ESTATE OF JOAN ELIZABETH CELLI.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **3911 Dodson Chapel Rd., Hermitage, TN 37076.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 9th day of September, 2020.

Linda M Celli, Executrix

Linda M. Celli, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Linda M. Celli**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executrix of the within named bargainor, an Estate, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Linda M. Celli** as such Executrix.

Witness my hand, at office, this **9th** day of **September, 2020.**

Notary Public

My Commission Expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY