Karen Johnson Davidson County
Batch# 479850 DEEDWARR
09/21/2020 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200921-0107908

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
7.5.2021
(AFFIX SEAL)

MEMORIA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH20-00156

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zaccheus Mason 1213 Quaise Moor East Antioch, TN 37013	owner at property address	150-12-0-A-144.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa T. England**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zaccheus Mason, an unmarried man** hereinafter called the Grantees, their successors 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. 636, on the plan of Somerset, Phase V-C, Planned Unit Development, Final P.U.D. Plan, as shown by plat of record in Book 7900, Page 592, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. England and Suzanne M. Abel by deed from Phillips Builders, Inc., dated September 22, 1994, recorded September 26, 1994, of record in Book 9474, Page 912, in the Register's Office for Davidson County, Tennessee. The said Suzanne M. Abel having predeceased Michael W. England on May 25, 2017. The said Michael W. England having since died on April 10, 2020 with his Last Will and Testament currently being probated in the Probate/Seventh Circuit Court for Davidson County, Tennessee, Docket No. 20P885. Letters Testamentary have been issued to Melissa Thornton England as Executrix. Said Last Will and Testament devises all property as part of the residuary clause to his spouse, Melissa Thornton England.

Further being the same property conveyed to Melissa T. England by Quitclaim Deed from Marlene Geneva Abel (through an Affidavit of Heirship of record as Document # 20200707-0072811, in said Register's Office), dated June 8, 2020, recorded July 27, 2020, of record in Instrument No. 20200727-0081860, in the Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Melissa T. England by deed from Melissa T. England (Personal Representative of the Estate of Michael Wayne England), dated August 3, 2020, recorded August 7, 2020, of record in Instrument No. 20200807-0087911, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1213 Quaise Moor, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of September, 2020

Melissa T England
Melissa T. England

STATE OF AL

COUNTY OF Talladega

On this 17th day of September, 2020 before me personally appeared Melissa T. England, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 3-22-21

Daniel A Jones
NOTARY PUBLIC
State of Alabama
State at Large
My Commission Expires
March 22, 2021

WITNESS my hand this 10th day of September, 2020

Melissa T England
Melissa T. England, Executrix of the Estate of
Michael Wayne England

STATE OF AL
COUNTY OF Talladega

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melissa T, England, Executrix of the Estate of Michael Wayne England, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Talladega, Alabama, this 17th day of September, 2020.

Notary Public at Large

My commission expires: 3-22-21

Daniel A Jones
NOTARY PUBLIC
State of Alabama
State at Large
My Commission Expires
March 22, 2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21