NEW OWNER:
John S. Blackwell
219 Cumberland Circle
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-216

MAP & PARCEL
096-05-0-035.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 485863 DEEDWARR
09/29/2020 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20200929-0112282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Trella McGuire Joiner, Administrator of Barbara T. McGuire Estate** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **John S. Blackwell, a married man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being the North 82 feet front of Lot No. 58 and the southerly 18 feet front of Lot No. 59 on the Map of Bransford Realty Company's Bluefields, Second Subdivision, of record in Book 843, Page 34, Register's Office for said County, described as follows:

Beginning at a point in the easterly line of Cumberland Circle 18 feet north the common corner of Lots 58 and 59 at the southwest comer of the property conveyed to G. C. Thompson by deed of record in Book 1040, Page 143, said Register's Office; thence easterly along Thompson's southerly line 525 feel more or less to the west line of Lot No. 52; thence with the line between lots 52 and 59 southwesterly 95 feet to the common corner of Lots Nos. 58 and 59; thence with the line between Lots Nos. 52, 53, and 58 southwesterly 131 feet to the northeasterly corner of the lot conveyed to G. S. Jacobs by deed of record in Book 1040, Page 127, said Register's Office; thence along Jacobs' northerly line westerly 385 feet more or less to the easterly margin of Cumberland Circle; thence with the margin of some northerly 100 feet to the point of beginning.

Being the same property conveyed to Barbara T. McGuire by Quitclaim Deed from Suntrust Bank,

Successor Trustee of the Trust U/A/W Rachel C. Tillman of record in Instrument No. 20061214-0154293 Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded on December 14, 2006.

Barbara T. McGuire having since died intestate on May 16, 2020 in Davidson County, Tennessee, leaving three heirs-at-law, Trella McGuire Joiner (daughter), Phillip McGuire (son), and Jackie Bell (daughter). Probate for the Estate of Barbara T. McGuire was opened in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) on September 25, 2020, Docket No. 20P996, and Trella McGuire Joiner was appointed Administrator of the Estate.

Being also known as 219 Cumberland Circle, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of September, 2020.

Barbara T. McGuire Estate

By: Trella McGuire Joiner

Trella McGuire Joiner, Administrator

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Barbara T, McGuire Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Trella McGuire Joiner, Administrator of the Barbara T. McGuire Estate, the within-named bargainor, and as such Administrator, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Administrator.

WITNESS my hand and official seal at office this 29th day of September, 2020.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

202009290112282

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The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2020.

NOTARY PUBLIC

My commission expires: 07-11-2021

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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