Karen Johnson Davidson County
Batch# 485934 DEEDWARR
09/30/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,892.10
20200930-0112373

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael P. Nicholl
Lise Deschenes
4312 Glen Eden Drive
Nashville, TN 37205

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 116-15-0-033.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shirley Dell Cruser, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michael P. Nicholl and Lise Deschenes, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 7 on the Map of Re-Subdivision of Part of Royal Oaks of record in Book 974, Page(s) 4 and 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 100 feet on the northeasterly side of Glen Eden Drive and runs back 176 feet 4 inches, more or less, on the northwesterly line and 176.5 feet, more or less, on the southeasterly line, along the northwesterly margin of Royal Oaks Drive, to a dead line in the rear, measuring 100 feet , more or less, thereon.

Being the same property conveyed to Shirley Dell Cruser, individually by Executor's Quit Claim Deed from Shirley Dell Cruser, as Executor of The Estate of Conrad S. Cruser of record in Book 9585, Page 564, Register's Office for Davidson County, Tennessee, dated January 30, 1995 and recorded on February 02, 1995.

This is improved property known as: **4312 Glen Eden Drive, Nashville, Tennessee 37205**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 28th day of September, 2020.

WITNESS MY HAND on this the 28th day of September, 2020

Shirley Dell Cruser by Curtis Dean Phillips, Attorney in Fact

Shirley Dell Cruser by Curtis Dean Phillips, Attorney in Fact Recorded in Inst #20190718-0070520, Registers office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Curtis Dean Phillips** as Power of Attorney for **Shirley Dell Cruser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the with instrument for the purposes therein, contained and who further acknowledged that **Curtis Dean Phillips** is the Power of Attorney of 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 and official seals at office this 28th day of September, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $781,650.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of September, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 200818

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
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).

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