BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 501472 DEEDWARR
10/26/2020 10:19:20 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20201026-0123644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 4, 2023

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Wilkerson and Lindsay Wilkerson	SAME	
(NAME) 1702 18th Avenue South	(NAME)	104-08-0M-203.00
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JOHN D. PELLEGRIN, EXECUTOR OF THE ESTATE OF PAUL J. MORROW, JR.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD WILKERSON AND LINDSAY WILKERSON, HUSBAND AND WIFE,** 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 203 and One Parking Spaces, The Glen Condominiums, as established under Master Deed of Record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551, 20081029-0108159, amended in Instrument No. 20081112-0111695, amended in Instrument No. 20081124-0115172, amended in Instrument No. 20090224-0016363 in the Register's Office. Davidson County, Tennessee, to which master deed reference Is Hereby made for a more particular description of said unit.

Being the same property conveyed to Paul J. Morrow Jr., unmarried, by Warranty Deed from Kevin M. McCann, married, of record in Instrument No. 20140805-0070245, Register's Office for Davidson County, Tennessee. Paul J. Morrow, Jr. died on November 11, 2019 leaving a Last Will and Testament that was probated under Docket No. 20P45, in the 7th Circuit Court for Davidson County, Tennessee, Probate Division. Under the aforesaid Will, John D. Pellegrin was appointed to serve as Executor of the Estate, and the real property was to be administered as part of the Probate Estate.

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

unimproved
This is improved x property, known as 1702 18th Avenue South, Nashville, TN 37212
(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 hand this 23 day of October, 2020

ESTATE OF PAUL J. MORROW, JR.

BY: John D. Pellegrin

JOHN D. PELLEGRIN, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John D. Pellegrin with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Paul J. Morrow, Jr. Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 23rd day of October, 2020.

Commission expires:

Notary Public