Karen Johnson Davidson County
Batch# 514180 DEEDWARR
11/10/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20201110-0132827

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

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

Notary Public

My commission expires: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maichel Basilious	New Owner	Map 136-03-0-C Parcel 087.00co
3409 Whitesail Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Laura Weems Deitrick and Laura Weems Deitrick, Guardian of Makenzie Adams Deitrick, Heirs-at-Law of Todd Adams Deitrick

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

Maichel Basilious , unmarried

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. 37 of Lot No. 19 of Heritage Village of Priest Lake Park, Section Two, of record in Plat Book 5200, Page 106 and amended in Book 5459, Page 681, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roger E. Deitrick, unmarried by Warranty Deed dated 04/30/1987, from James M. Gormley and Darlene A. Gormley, his wife, of record in Book 7225, page 114, said Register's Office. The said Roger E. Deitrick having quitclaimed to Roger E. Deitrick and wife, Mary Sue Deitrick, with the right of survivorship, by Quitclaim Deed dated 08/09/2002, of record in Instrument No. 20020814-0098306, said Register's Office. The said Roger E. Deitrick and wife, Mary Sue Deitrick, individually having quitclaimed to Roger E. Deitrick and wife, Mary Sue Deitrick, Trustees of the Deitrick Joint Revocable Living Trust Agreement U/A/D 08/13/2003, by Quitclaim Deed dated 08/13/2003, of record in Instrument No. 20030822-0122188, said Register's Office. The said Roger E. Deitrick and wife, Mary Sue Deitrick, Trustees of the Deitrick Joint Revocable Living Trust having quitclaimed to Kristen L. Deitrick, a single person, an undivided 1/4 interest and Todd A. Deitrick, a married person, an undivided 1/4 interest by Quitclaim Deed, dated 08/23/2010, of record in Instrument No. 20100827-0068049, said Register's Office. The said Roger E. Deitrick and wife, Mary Sue Deitrick, Trustees of the Deitrick Joint Revocable Living Trust Quitclaimed to Kristen L. Deitrick, a single person, an 1/4 interest and Todd A. Deitrick, a married person, an undivided 1/4 interest, by Quitclaim Deed of record in Instrument No. 20110114-0004206, Register's Office for Davidson County, Tennessee. The said Kristen L. Deitrick having since died on 11/20/2017, leaving a Last Will and Testament which has been admitted to Probate under Case No. 17P2176, in the Circuit Court of Davidson County, Tennessee, (Probate Division). Pursuant to said Will the property was devised to Todd Adams Deitrick. Todd Adams Deitrick having since died on March 28, 2020, and the property is vested in the heirs at law of Todd Adam Deitrick, deceased.

Laura Weems Deitrick and Makenzie Adams Deitrick (minor child) were determined to be the sole heirs-at-law by Affidavits of Heirship, of record in Instrument No. 20201100132825 and Instrument No. 20201100132826, Register's Office of Davidson County, Tennessee.

Order Appointing Guardian administered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division under File No. 20P1620. Pursuant to said Order entered October 14, 2020, Laura Weems Deitrick is appointed Guardian of the Property of Makenzie Adams Deitrick, a minor. Pursuant to said authority, the Guardian has executed and delivered this deed to convey complete fee simple title to the property to the within named Grantee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 106 and amended in Book 5459, Page 681, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Heritage Village of Priest Lake Park Condominiums, of record in Book 5097, Page 855, amended in Book 5192, page 243, Book 5292, page 747, Book 5292, page 749, Book 5459, page 679 and further amended Master Deed and By-Laws of record in Instrument No. 20140314-0021490, said Register's Office. 3) By-Laws of Heritage Village of Priest Lake Park appended thereto of record in Book 5097, page 862, said Register's Office. 4) Charter of Heritage Village Homeowner's Association of record in Book 6418, page 478, said Register's Office. 5) Easement for the flow of the waters of Percy Priest Lake, and the rights of the public therein. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3720 Colonial Heritage Drive, Nashville, TN 37217**

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 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/our hand(s) this **9th** day of **November, 2020.**

Laura Weems Deitrick _____

Laura Weems Deitrick, Heir-at-Law of Todd Adams Deitrick

Laura Weems Deitrick, guardian _____

Laura Weems Deitrick, Guardian of Makenzie Adams Deitrick, Heir-at-Law of Todd Adams Deitrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura Weems Deitrick, Heir-at-Law of Todd Adams Deitrick,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2020.**

_____

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura Weems Deitrick, Guardian of Makenzie Adams Deitrick, Heir-at-Law of Todd Adams Deitrick,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2020.**

_____

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.