WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,101,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 2020.

Notary Public

COMMISSION EXPIRES: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JAN. 3, 2022 (Affix Seal)

Karen Johnson Davidson County
Batch# 516737 DEEDWARR
11/13/2020 03:51:30 PM 2 pgs
Fees: $13.00 Taxes: $4,073.70
20201113-0134523

ADDRESS (NEW OWNER(S) AS FOLLOWS):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
101 Clydelan, LLC	Same As New Owner	129-12-0-138
(NAME)	(NAME)	
309 Westview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Tina Bennett, Executrix of the Estate of Robert Herman Werner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **101 Clydelan, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. 4 on the Plan of Cheekwood Estates of record in Book 2663, page 103, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 4 fronts 224.3 feet on the southerly side of Clydelan Court and runs back between lines 356.6 feet on the easterly line and 371.9 feet on the westerly line to a dead line in the rear, on which it measures 77.6 feet.

Being the same property conveyed to Robert H. Werner and wife, Lucille Werner by Warranty Deed from Joe Kraft and wife, Elise Kraft, filed for record on May 19, 2017 in Book 3674, page 593, Register's Office for Davidson County, Tennessee. Lucille Werner died on May 20, 2014, survived by Robert H. Werner, surviving tenant by the entirety. The said Robert Herman Werner aka Robert H. Werner, died testate on April 4, 2020, His Last Will and Testment was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docet No. 20P798. Pursuant to the the Order Probating Last Will and Testament and Opening Estate for Full Aministration, Probate Division, Davidson County, Tennessee, Tina Bennett was named Extecutrix of the estate, filed for record as Instrument No. 202011130134522 Register's Office for Davidson County, Tennessee. The subject property is designated as part of the residue estate under the will.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 101 Clydelan Court (House Number) (Street) Nashville, TN (P.O. Address) (City or Town)(State) 37205 (Postal Zip)

File No.: 3357-20
Warranty Deed Individual eRec LES rev. 09-2018

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; 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, successors 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 our hands this 11th day of November, 2020.

Tina Bennett

Tina Bennett, Executrix

State of Tennessee

County of ~~Davidson~~ Williamson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Tina Bennett, Executrix of the Estate of** Robert Herman Werner , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 11th day of November, 2020.

LORI MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary

Commission Expires: 10/12/25

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022

202011130134523