Karen Johnson Davidson County Batch# 523150 **DEEDWARR** 12/01/2020 03:40:08 PM 2 pgs Fees: $13.00 Taxes: $2,886.00 20201201-0139642	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$780,000.00.** Affiant Subscribed and sworn to before me, this the 23rd day of November, 2020. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy J. Douglas	**Timothy J. Douglas**	**117-01-0-018.00**
3604 Saratoga Drive	**2401 Fairfax Ave**	
Nashville, TN 37205	**Nashville, TN 37212**	

FOR AND IN 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, WE,

Douglas Carter Wells Executor of The Estate of Jack Nulk Wells

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

Timothy J. Douglas and Jean Alison Douglas, 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 Lot(s) 26 and 27, Block C, as shown on the map entitled Bellwood, of record in Plat Book 547, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JACK N. WELLS AND WIFE, MARJORIE C. WELLS, by deed from FRANCES C. ADAMS, UNMARRIED, of record in Book 4756, Page 37, dated October 16, 1973, said Register's Office. Further by quitclaim deed of record in Instrument No. 20090709-0064078, dated July 6, 2009. MARJORIE C. WELLS having since died on or about September 15, 2019 leaving JACK N. WELLS as surviving tenant by the entirety. JACK NULK WELLS having since died on or about January 12, 2020, pursuant to the Last Will and Testament of JACK NULK WELLS in The Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division), DOUGLAS CARTER WELLS was appointed Executor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **3604 Saratoga Drive, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 20 day of November, 2020.

Douglas Carter Wells

Douglas Carter Wells, Executor

STATE OF Louisiana
COUNTY OF E Baton Rouge

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Douglas Carter Wells**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of **November, 2020.**

Notary Public

My Commission Expires: at death

Cindy L. Delatte, Notary Public
#53065 East Feliciana Parish
State of Louisiana
Commissioned for Life

STATE OF Louisiana
COUNTY OF E Baton Rouge

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Douglas Carter Wells**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, an Estate, and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Douglas Carter Wells** as such Executor.

Witness my hand, at office, this 20 day of **November, 2020.**

Notary Public

My Commission Expires: at death

Cindy L. Delatte, Notary Public
#53065 East Feliciana Parish
State of Louisiana
Commissioned for Life