Karen Johnson Davidson County
Batch# 525018 **DEEDWARR**
12/07/2020 10:47:05 AM 4 pgs
Fees: $23.00 Taxes: $984.20

20201207-0141597

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$266,000.00** (Two Hundred Sixty Six Thousand).

Amy R. Denney
AFFIANT

Subscribed to and sworn before me this 3rd day of December, 2020.

JOHN CHARLES RUSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Amy R. Denney 3468 Greer Road & 0 Greer Road Goodlettsville, TN 37072	Mortgage Investors Group 8320 E. Walker Springs Lane, 200 Knoxville, TN 37923	00600007600 & 00600007500

WARRANTY DEED

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, I/WE, **RUSSELL HARDING GENTRY, JR. AND LINDA CAROL HACKETT, CO-EXECUTORS OF THE ESTATE OF TAMMANY J. GENTRY, A/K/A TAMMY JEAN GENTRY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **AMY R. DENNEY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED (**X**) UNIMPROVED	Property known as: **3468 GREER ROAD & 0 GREER ROAD** **GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 3rd day of December, 2020

THE ESTATE OF TAMMANY J. GENTRY, A/K/A TAMMY JEAN GENTRY

X Russell Harding Gentry Jr. Co-Exec
Russell Harding Gentry, Jr., Co-Executor and Individually

Linda Carol Hackett, Co-Ex
Linda Carol Hackett, Co-Executrix and Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell Harding Gentry Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Executor of the Estate of Tammany J. Gentry, a/k/a Tammy Jean Gentry and in his capacity as such Co-Executor, acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of December, 2020.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Linda Carol Hackett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Co-Executrix of the Estate of Tammany J. Gentry, a/k/a Tammy Jean Gentry and in her capacity as such Co-Executrix, acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of December, 2020.

Notary Public

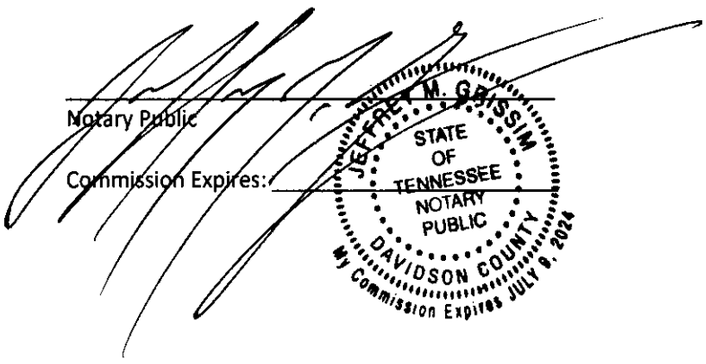
Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell Harding Gentry, Jr. and Linda Carol Hackett with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of December, 2020.



Notary Public

Commission Expires:

EXHIBIT "A"
Legal Description

Tract 1:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows: Described according to an unrecorded survey made by Wayne S. Cooper, Sr., on August 7, 1971:

Beginning at an iron pin in the easterly margin of Greer Road at the original corner of a 10.3 acre tract of land described in Book 3922, Page 846; thence South 58° 42' East 529.7 feet to an iron pipe; thence South 32° 10' West 320.0 feet to an iron pin; thence North 42° 00' west 575.1 feet to an iron pin in the easterly margin of Greer Road; thence running with Greer Road North 44° 24' East 60.0 feet to a point; thence running with said road North 37° 23' East 100.0 feet to the point of beginning.

Being the same property conveyed to Tammany J. Gentry, unmarried, by deed from Sondra Lee Oakley, unmarried, of record in Book 6478, Page 988, dated January 18, 1985 and recorded January 23, 1985, Register's Office for Davidson County, Tennessee. Tammany J. Gentry a/k/a Tammy Jean Gentry having since died August 14, 2020 and the Last Will and Testament of Tammy Jean Gentry, deceased, probated under Probate File #20P-1411, Probate Court Clerk's Office for Davidson County, Tennessee. Tammany J. Gentry a/k/a Tammy Jean Gentry being survived by her sole heirs at law, Russell Harding Gentry, Jr. and Linda Carol Hackett.

Being also known as 3468 Greer Road, Goodlettsville, Tennessee 37072.

Tract 2:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY MADE BY WAYNE COOPER, DECEMBER 1, 1971, AS FOLLOWS:

BEING A PORTION OF A 10 ACRE TRACT OWNED BY KIRBY CLIFTON LOCATED ON THE SOUTHEAST SIDE OF GREER ROAD NEAR RIDGETOP, TENNESSEE, BEGINNING AT A POINT IN THE SOUTHEAST MARGIN OF GREER ROAD, THE WESTERLY CORNER OF A 3.05 ACRE TRACT NOW OWNED BY KIRBY CLIFTON, AND RUNNING THENCE SOUTH 42 DEGREES EAST 575.1 FEET TO AN IRON PIN; THENCE SOUTH 32 DEGREES WEST 212.0 FEET TO AN IRON PIN; THENCE NORTH 68 DEGREES 40 FEET WEST 85.0 FEET TO AN IRON PIN; THENCE NORTH 36 DEGREES 40 FEET WEST 622 FEET TO AN IRON PIN IN THE MARGIN OF GREER ROAD; THENCE WITH A CURVE IN SAID ROAD NORTH 83 DEGREES 37 FEET EAST 20 FEET TO AN IRON PIN; THENCE NORTH 62 DEGREES 19 FEET EAST 100 FEET TO AN IRON PIN; THENCE NORTH 44 DEGREES 24 FEET EAST 40 FEET TO THE BEGINNING.

Being the same property conveyed to Tammany Gentry, unmarried, by deed from James S. Jarratt, unmarried, of record in Instrument No. 20030912-0134512, dated September 8, 2003 and recorded September 12, 2003, Register's Office for Davidson County, Tennessee. Tammany J. Gentry a/k/a Tammy Jean Gentry having since died August 14, 2020 and the Last Will and Testament of Tammy Jean Gentry, deceased, probated under Probate File #20P-1411, Probate Court Clerk's Office for Davidson County, Tennessee. Tammany J. Gentry a/k/a Tammy Jean Gentry being survived by her sole heirs at law, Russell Harding Gentry, Jr. and Linda Carol Hackett.

Being also known as 0 Greer Road, Goodlettsville, Tennessee 37072.