Karen Johnson Davidson County
Batch# 536857 DEEDWARR
12/17/2020 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20201217-0149265

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John E. English 2848 Call Hill Road Nashville, TN 37211	SAME AS NEW OWNER.	-172-15-0A-023.00

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, WE, **Victoria L. Kruse, Executor of the Estate of Marlyn M. McQuate-King, Victoria L. Kruse as devisee of the Last Will and Testament of Estate of Marlyn M McQuate-King, Dana Dell Mills, f/k/a Dana Dell McQuate as devisee of the Last Will and Testament of Estate of Marilyn M McQuate-King by Victoria L. Kruse, Attorney in Fact** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. English, a single man** 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:

Property known as: 2848 Call Hill Road, Nashville, TN 37211, County of Davidson

Being Lot No. 34 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marlyn M. McQuate, by Warranty Deed from Claridge Builders Co., LLC, dated 09/07/1995 and recorded 09/08/1995 in Book 9789, Page 880, Register's Office for Davidson County, Tennessee. The said Marlyn M. McQuate is deceased as of 08/31/2019. Letters Testamentary appoint Victoria L. Kruse as Executrix of the Estate of Marlyn Marcile McQuate King (Probate Docket No. 20P242).

Tax Map and Parcel ID: 172-15-0A-023.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2848 Call Hill Road, Nashville, TN 37211

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 unemcumbered, 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 10th day of December, 2020.

Victoria L Kruse, Executor of the Estate of Marlyn M McQuate King

Victoria L. Kruse, Executor of the Estate of Marlyn M McQuate-King

Victoria L Kruse as devisee of the Last Will and Testament of Estate of Marlyn M. McQuate King

Victoria L. Kruse as devisee of the Last Will and Testament of Estate of Marlyn M McQuate-King

Dana Dell Mills f/k/a Dana Dell McQuate as devisee of the Last Will and Testment of the Estate of Marlyn M McQuate King by Victoria L Kruse, Attorney in Fact

Dana Dell Mills, f/k/a Dana Dell McQuate as devisee of the Last Will and Testment of Estate of Marlyn M McQuate-King by Victoria L. Kruse, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2020, before me personally appeared **Victoria L. Kruse, Executor of the Estate of Marlyn M McQuate-King,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of December, 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2020, before me personally appeared **Victoria L. Kruse as devisee of the Last Will and Testament of Estate of Marlyn M McQuate-King,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of December, 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2020, before me personally appeared **Dana Dell Mills, f/k/a Dana Dell McQuate as devisee of the Last Will and Testament of Estate of Marlyn M McQuate-King by Victoria L. Kruse, Attorney in Fact,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of December, 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY