Karen Johnson Davidson County
Batch# 539651 DEEDWARR
12/21/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,256.15
20201221-0151441

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0268

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2020

Notary Public

Commission Expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners 6121 Nolensville Pike Nashville, TN 37211	New owner	072-15-0-217

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,

Karen Tomlin, Executrix of the Estate of Margaret Lee Alderman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners

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 No. 25 on the Map of Sherwood Subdivision, as of record in Book 1424, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 96 feet on the westerly side of Sherwood Lane and runs back 200.76 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear, measuring 96 feet thereon.

BEING the same property conveyed to Margaret Lee Alderman by Quitclaim Deed from James T. Alderman, dated 7/29/2004 and recorded 8/3/2004 in Instrument No. 20040803-0093030; and being the same property previously conveyed to James T. Alderman and wife, Margaret Lee Alderman by Warranty Deed from Castleman Construction Company, a Tennessee corporation, dated 10/17/1962 and recorded 10/26/1962 in Book 3459, Page 347, Register's Office for Davidson County, Tennessee.

The said Margaret Lee Alderman having since died testate on 8/3/2019. Her estate is being probated in Davidson County under Docket No. 19P-1782. Karen Tomlin having been appointed Executrix of the Estate of Margaret L. Alderman by Order filed 10/10/2019 in the Probate Court for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1700 Sherwood Lane Nashville, TN 37216.

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 so 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 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.

Dated this the 18th day of December, 2020.

Estate of Margaret Lee Alderman

By: Karen Tomlin
Karen Tomlin, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Tomlin, Executrix of Estate of Margaret Lee Alderman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of December, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

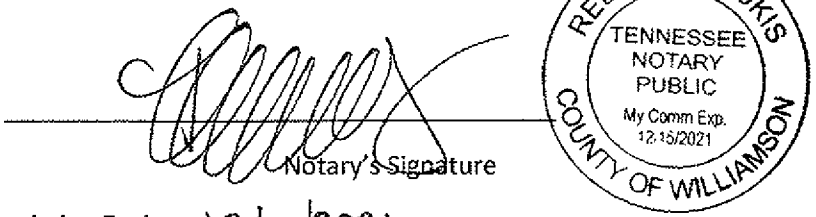


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021