Karen Johnson Davidson County
Batch# 542927 DEEDWARR
12/28/2020 03:18:23 PM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20201228-0153769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Lipscomb Davis, IV and Rachel T. Davis, Husband and Wife	New Owner (NAME)	
817 Brentview Drive (ADDRESS)	(ADDRESS)	146-10-0-017.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Heirs and Beneficiaries of the Estate of Peggy B. McHenry by Judith McHenry Taylor and David Edmond Taylor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Lipscomb Davis, IV and Rachel T. Davis, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that 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 Plan of Fieldcrest Estates, Section Two of record in Plat Book 2663, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 185.2 feet on the South side of Brentview Drive and runs back between lines, 271.9 feet on the east line and 272.8 feet on the west line, to a dead line in the rear on which it measures 185.3 feet.

Being the same property conveyed to Peggy Grace Bethune McHenry by Warranty deed from Woodhaven Homes, Inc of record in Book 2864, page 271, Register's Office for Davidson County, Tennessee, dated November 11, 1958 and recorded on January 28, 1959. Being also known as 817 Brentview Drive Nashville, Tennessee 37220.

Peggy Grace Bethune McHenry died on November 1, 2018. By her Will, she vested her Co- Executors with the authority to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval. Said Will was admitted to probate, and Judith McHenry Taylor and David Edmond Taylor appointed Co-Executors, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in re Peggy B. McHenry, Deceased, Case 18P-2015 entered the 13th day of December, 2018. Peggy B. McHenry is the same person as Peggy Grace Bethune McHenry.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 817 Brentview Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 21st day of December, 2020.

WARRANTY DEED
(Continued)

Heirs and Beneficiaries of the Estate of Peggy B. McHenry

Judith McHenry Taylor, Co-Executor

David Edmond Taylor, Co-Executor

STATE OF LA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith McHenry Taylor, Co-Executor and David Edmond Taylor, Co-Executor of the Estate of Peggy B. McHenry, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2020.

Notary Public

My Commission Expires: at death

(SEAL)

VINCENT CARR NOTARY PUBLIC COMMISSIONED FOR LIFE NOTARY ID NO. 155613 ORLEANS PARISH, LA

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072