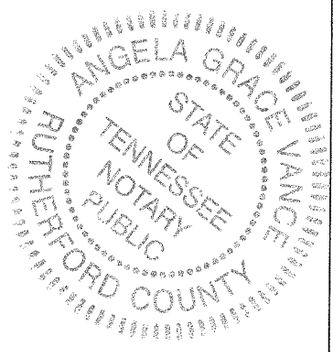
Karen Johnson Davidson County
Batch# 556636 DEEDWARR
01/19/2021 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $828.80
20210119-0008124



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Affiant

Subscribed and sworn to before me, this 13 day of January, 2021.

Notary Public

My commission expires:
11-17-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Herrin	**CARDINAL FINANCIAL COMPANY**	**052-05-0-072.00**
426 Emmitt Ave	3701 Arco Corp Dr. Suite 200	
Madison, TN 37115	Charlotte NC 28273	

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 ACKNOWLEDGE, WE,

Patricia Upchurch and Michael Upchurch and Laci Upchurch and Charlotte Gribbins and Tifffany Downey and Chris Rust and Larry Gribbins

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

Nicholas Herrin, 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:

Land in Davidson County, Tennessee, being Lot No. 41 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Being the same property conveyed to Ewing N. Collier and wife, Gladys O. Collier, by Warranty Deed from E. L. Carroll and wife, Miriam P. Carroll, dated November 25, 1952, of record in Record Book 2102, Page 441, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Ewing N. Collier and Gladys O. Collier continued uninterrupted until the death of Gladys O. Collier on April 21, 2014, leaving Ewing N. Collier the sole surviving tenant. Ewing N. Collier died intestate, leaving an unprobated purported will, August 10, 2019, leaving Patricia Collier Upchurch and Charlotte Collier Gribbins as her sole heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument Nos. ___202101190008122___ and ___202101190008123___, Register's Office for Davidson County, Tennessee. In addition to the previously mentioned heirs-at-law, the unprobated purported will of Ewing N. Collier devised monetary bequests and residuary estate interests to Tiffiany Downey, Chris Rust, Larry Gribbins, Michael Upchurch, and Laci Upchurch, and those individuals join in this

conveyance to acknowledge their interests as potential beneficiaries under the unprobated purported will, and to convey any interest they may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 426 Emmitt Ave, Madison, TN 37115.

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 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.

Patricia D. Upchurch Date: 1/13/2021
Patricia Upchurch

Date: 1/13/2021
Michael Upchurch

Laci Upchurch Date: 1/13/2021
Laci Upchurch

Charlotte Gribbins Date: 11/3/21
Charlotte Gribbins

Tiffany D. Downey Date: 11/3/21
Tiffany Downey

Date: 11/3/21
Chris Rust

Date: 11/3/21
Larry Gribbins

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Patricia Upchurch and Michael Upchurch, Laci Upchurch, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Charlotte Gribbins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Tiffiany Downey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Chris Rust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Larry Gribbins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 10-21-2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY