WHEN RECORDED MAIL TO:
1579 Saundersville Ferry Road
Mt Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY:
Netco Title
1982 Providence Parkway, Suite 255
Mt. Juliet, TN 37122
615-436-6550 / mtjuliet@netcotitle.com
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

NEW OWNERS:
Susan Farmer
1579 Saundersville Ferry Road
Mt Juliet, TN 37122

Karen Johnson Davidson County
Batch# 558784 DEEDWARR
01/22/2021 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20210122-0009626

SEND TAX BILLS TO: NEW OWNERS.

VALUATION AFFIDAVIT:
The actual consideration of value, whichever is greater, for this transfer is: $215,000.00

Signature of Affiant

STATE OF TENNESSEE}
COUNTY OF WILSON}

Sworn before me this 21st day of January 2021.

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Notary Public
My Commission Expires 03/08/21

WARRANTY DEED

NTN-133133

EFFECTIVE JANUARY 21ST, 2021 and for good consideration in the sum of $1.00 cash in hand paid by the hereinafter grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged

THE ESTATE OF DELORES JEAN WILSON (GRANTOR) Has bargained and sold, and by these presents does transfer and convey unto **SUSAN FARMER (GRANTEE)** a certain tract or parcel of land in **DAVIDSON COUNTY, TENNESSEE** described as follows to wit:

REFER TO "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

APN: 08410008400

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
2152 BROOKVIEW DRIVE, NASHVILLE, TENNESSEE 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantor this 21ST day of January 2021.

Talisa Wilson Administratrix of the Estate of Delores Jean Wilson

TALISA WILSON, ADMINISTRATRIX OF THE ESTATE OF DELORES JEAN WILSON
PROBATE CASE NO: 20P1278

STATE OF TENNESSEE}
COUNTY OF WILSON}

On this 21ST day of January, 2021, before me personally appeared Talisa Wilson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary Public

My Commission Expires: 03-08-21

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 70 on the plan of Donelson Meadows, Section II, as of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 70 fronts 80 feet on the northeasterly side of Brockview Drive and runs back 209.6 feet on the northwesterly line and 209.4 feet on the southeasterly line, of a line, in the rear which measures 80 feet.

Being part of the same property conveyed to Cecil Frederic Williams and wife, Eunice M. Williams, by deed from Chee and Sanders, Inc. of record in Book 2902, page 103, said Register's Office.

There is included in the above description, but excluded from this conveyance a tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in book 4212, page 5, Register's Office for said County, and more particularly described as follows:

A tract or parcel of land in the 14th Councilmanci District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being the rear part of Lot No. 70, Sec. II, Donelson Meadows, as of recorded in Book 2133, Pages 100 and 101, Register's Office for said County and described according to the survey known as State of Tennessee, Project 19076-2306-04, Briley Parkway.

Beginning at the rear corner of the Lot Nos. 69 and 70 as shown on said Plan; thence north 00°04'30" West 115.0 feet along the rear line of Lot No. 70 to a point at the rear corner of Lot Nos. 70 and 71 as shown said Plan thence south 45°34; 43" west 570.0 feet along the line between Lot Nos. 70 and 71 to a point on the westerly margin of Briley Parkway; thence Southeasterly 80.0 feet along the westerly margin of Briley Parkway, the same being parallel to and 120 feet from the centerline of Briley Park-way to a point on the line between Lot Nos. 69 and 70 on said Plan; thence north 45° 34' 43" east 489.8 feet along the line between Lot Nos. 69 and 70 to the point of beginning and containing 42,390 square feet, more or less.

Being the same property or a portion of the same property conveyed to Johnny Wilson, et ux, Delores Wilson by Instrument dated November 2, 1976 from Eunice Williams filed on November 16, 1976 as Document Number and in Book 5088 at Page 227 in the Davidson County records.

Commonly known and numbered as: 2152 Brookview Drive, Nashville, TN 37214

No Open Mortgage Affidavit

True Copy Certification

I, Summer Barton, do hereby make oath that I am the 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.

Summer Barton

State of Tennessee}
County of Wilson}

Personally, appeared before me, Edward A Cooper, a notary public for this county and state, Summer Barton, 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: 03/08/2021

