Karen Johnson Davidson County
Batch# 568682 DEEDWARR
02/04/2021 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20210204-0016445

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of December, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Beth A. Gentry	Primary Residential Mortgage	053-03-0-349.00
(NAME)	(NAME)	
1408 Cleves Street	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dana Patrick McMurtry, Personal Representative of the Estate of Norma Dean McMurtry on behalf of the devisees, which are Krista K. Clark, Dana P. McMurtry, Aeryne McMurtry, Cordelia McMurtry and Sarannah McMurtry, Mother, Natural Guardian and Next of Friend of Asa McMurtry, Minor, pursuant to the agreement of record in Instrument No. 202102040016442, said Register's Office,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Beth A. Gentry, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot(s) 230, as shown on the map entitled Section B, Village of Old Hickory , of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, by deed from DOROTHY FLEMING BALLENGER AND MARY FLEMING LADD CO-EXECUTRICES OF THE ESTATE OF PAULINE WRIGHT FLEMING, of record in Book 11125, page 803, dated September 23, 1998, said Register's Office. (Executrices did not have authority under the will to convey) Being further conveyed to TRAVIS CLARK AND WIFE, KRISTA CLARK, by quitclaim deed from JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, of record in Instrument No. 20020219-0021241, dated January 2, 2002, said Register's Office. The said Travis Clark having since died on October 12, 2017 leaving Krista Clark the surviving tenant by the entirety. KRISTA CLARK further conveyed to JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, by quitclaim deed of record in Instrument No. 20180904-0087275, dated July 16, 2018, said Register's Office. The said James R. McMurtry having since died on or about November 8, 2018 leaving Norma Jean McMurtry the surviving tenant by the entirety. The said Norma Jean McMurtry having since died testate on or about February 24, 2020 devising subject property to Dana Patrick McMurtry, Krista Kay

Clark and Scott McMurtry pursuant to her will of record in the Davidson County, Tennessee Probate Court, Docket No. 20P630. The said Scott McMurtry predeceased Norma Jean McMurtry leaving his interest to his 3 children Aeryne McMurtry (Adult), Cordelia McMurtry (Adult) and Asa McMurtry (Minor). For further reference see Affidavit of Heirship of record in Instrument No 202102040016443 Register's Office. Pursuant to the Order on Agreement to Sell Property by the Estate, dated November 24, 2020, of record in Docket No. 20P-630, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No 202102040016442 Register's Office, DANA PATRICK MCMURTRY, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMA DEAN MCMURTRY has authority to convey said property on behalf of all of the beneficiaries.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 231, as shown on the map entitled Section B, Village of Old Hickory , of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES R. MCMURTRY AND WIFE NORMA JEAN MCMURTRY, by deed from DOROTHY FLEMING BALLENGER AND MARY FLEMING LADD CO-EXECUTRICES OF THE ESTATE OF PAULINE WRIGHT FLEMING, of record in Book 11125, page 803, dated September 23, 1998, said Register's Office. The said Norma Jean McMurtry having since died testate on or about February 24, 2020 devising subject property to Dana Patrick McMurtry, Krista Kay Clark and Scott McMurtry pursuant to her will of record in the Davidson County, Tennessee Probate Court, Docket No. 20P630. The said Scott McMurtry predeceased Norma Jean McMurtry leaving his interest to his 3 children Aeryne McMurtry (Adult), Cordelia McMurtry (Adult) and Asa McMurtry (Minor). For further reference see Affidavit of Heirship of record in Instrument No. 202102040016443 said Register's Office. Pursuant to the Order on Agreement to Sell Property by the Estate, dated November 24, 2020, of record in Docket No. 20P-630, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 202102040016442, said Register's Office, DANA PATRICK MCMURTRY, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMA DEAN MCMURTRY has authority to convey said property on behalf of all of the beneficiaries.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACT I AND II, BUT EXCLUDED SPECIFICALLY EXCLUDED FROM this conveyance is the right-of-way for Lawrence Street, a Public Road.

This property is __unimproved _X_improved property known as: 1408 Cleves Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14 day of December, 2020.

Estate of Norma Dean McMurtry

BY: _____
Dana Patrick McMurtry, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Patrick McMurtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Personal Representative of the Estate of Norma Dean McMurtry on behalf of the devisees, which are Krista K. Clark, Dana P. McMurtry, Aeryne McMurtry, Cordelia McMurtry and Sarannah McMurtry, Mother, Natural Guardian and Next of Friend of Asa McMurtry, Minor, pursuant to the agreement of record in Instrument No. _____, said Register's Office, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of December, 2020.

_____
Notary Public
My Commission Expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY