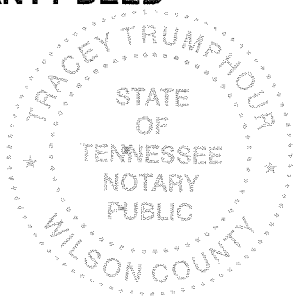
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J. Taylor	Thomas J. Taylor	064 02 0 041.00
(NAME)	(NAME)	
200 Montchanin Terrace	9742 Green Spruce Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lakeland, TN 38002	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 582452 DEEDWARR
03/03/2021 08:39:30 AM 5 pgs
Fees: $28.00 Taxes: $1,348.65
20210303-0027113

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Darlah S. Brennan, Denise A. Redd and Deborah K. Smithson, heirs of the Estate of Durelle A. Henry, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Thomas J. Taylor and Karen B Taylor, Husband and wife, hereinafter called the GRANTEE(S), their 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. 209 on the Plan of Brandywine Farms, Section X, of record in Book 4300, Page 177, said Register's Office, described as follows:

SAID Lot fronts 187.52 feet on the westerly side of Montchanin Terrace and extends back 200.0 feet on the northerly line and the southerly line extends around a curve to the left 39.27 feet, thence 175.0 feet with Shute Lane to the rear line which measures 212.52 feet.

Being the same property conveyed to Durelle A. Henry and wife, Betty L. Henry by Warranty Deed from Ralph S. Boyd, Sr., and wife, Mary K. Boyd, dated 09/19/1975 and recorded 09/24/1975, of record in Book 4954, Page 93, Register's Office for Davidson County, Tennessee.

The said Betty L. Henry, leaving the said Durelle A. Henry the sole surviving tenant by the entirety.

The said Durelle A. Henry died testate on 09/20/2020, devising subject property to Deborah K. Smithson, Darlah S. Brennan and Denise A. Redd, as evidenced in File No. 20P1658, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 4300, Page 177; Covenants, conditions, easements and restrictions recorded in Book 4626, Page 81 all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 200 Montchanin Terrace, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of February, 2021.

The Estate of Durelle A. Henry

Darlah S. Brennan, Heir-At-Law
Darlah S. Brennan, Heir-At-Law

Deborah K. Smithson Heir-At-Law

Denise A. Redd, Heir At Law

State of Texas
County of Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlah S. Brennan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~12th~~ 11th day of February, 2021.

Phillip Jerdon
ID NUMBER
13208393-9
COMMISSION EXPIRES
July 12, 2023

Phillip Jerdon Notarized online using audio-video communication

Notary Public:
My Commission Expires: 07/12/2023

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Smithson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of February, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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Effective the 12th day of February, 2021.

The Estate of Durelle A. Henry

_____

Darlah S. Brennan, Heir-At-Law

Deborah K. Smithson

Deborah K. Smithson Heir-At-Law

Denise A. Redd

Denise A. Redd, Heir At Law

State of _____

County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlah S. Brennen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of February, 2021.

_____

Notary Public:

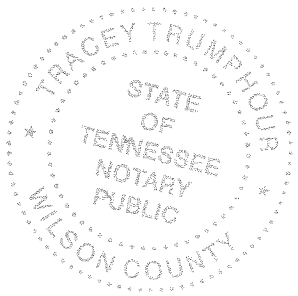
My Commission Expires: _____

State of TN

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Smithson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of February, 2021.

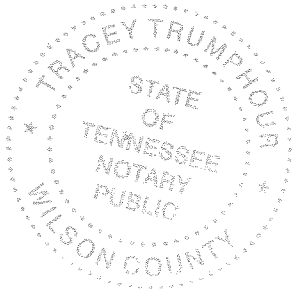


Notary Public:
My Commission Expires: 5.17.21

State of Tn
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise A. Redd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of February, 2021.



Notary Public:
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

