Karen Johnson Davidson County
Batch# 601607 DEEDWARR
03/29/2021 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20210329-0040496

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 26 day of March, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 4594 Artelia Dr Trust		**14808006300**
PO BOX 160071	**NEW OWNER**	
Nashville, TN 37216		

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,

James T. Andrews and Melinda Joy Ferryman, sole heirs of the estate of Sandra Andrews

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

Brandon Adams, Trustee of the The 4594 Artelia Dr Trust

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. 37, on the Plan of Section One, Oakwood Terrace, as of record in Book 4460, Page 55, to which reference is hereby made for a more complete description.

Being the same property conveyed to James T. Andrews and wife, Sandra Andrews, by Warranty Deed from Roger N. Shelton and wife, Wanda Faye Shelton, dated March 2, 1978, of record in Book 5258, Page 971, Register's Office for Davidson County, Tennessee. James T. Andrews died on 1/18/17 leaving Sandra Andrews as surviving tenant by the entirety. Sandra Andrews died testate on 1/29/21, and by Last Will and Testament, the property hereinabove described was devised to James Thomas Andrews, Jr. and Melinda Joy Ferryman. Said devisees have chosen not to have the Last Will and Testament of Sandra Andrews probated, the real property passing by intestate succession to James Thomas Andrews, Jr. and Melinda Joy Ferryman as the sole heirs of Sandra Andrews: reference to Affidavits of Heirship being recorded simultaneously herewith.

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 4594 Artelia Drive, Nashville, TN 37013.

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.

James T. Andrews Jr. Date: 3/23/21

James T. Andrews

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James T. Andrews, 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 23rd day of March 2021.

LELAND L. COLEMAN III NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

NOTARY PUBLIC

My Commission Expires: 01/22/23

Melinda Joy Ferryman Date: 3/23/2021
Melinda Joy Ferryman

STATE OF Floeida

COUNTY OF Flagler

Personally appeared before me, a Notary Public of said County and State, Melinda Joy Ferryman, 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. Who produced a D.L. as ID.

Witness my hand, at office, this 23rd day of March, 2021.

Debra Keiter
NOTARY PUBLIC Debra Keiter

Debra Keiter
Notary Public
State of Florida
Comm# GG987282
Expires 5/11/2024

My Commission Expires: 5/11/2024

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.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

