Karen Johnson Davidson County
Batch# 617428 DEEDWARR
04/19/2021 09:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210419-0051723

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

**Tax was paid on deed of record in Book 9007, Page 356, said Register's Office.

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard A. Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 15607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carolyn F. Cook	NEW OWNER	Map: 11914016400
(NAME) 2910 Wingate Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT RAY IHRIG, MARC SPEER, BRIAN SPEER, WILLIAM A. NICHOLS, STEPHEN D. NICHOLS, AND KRISTI KAYE SHANKS, HEIRS OF THE ESTATE OF BERTHA D. IHRIG,

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

CAROLYN F. COOK,

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:

Being Lot No. 27, on the plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bertha D. Ihrig by deed from Billy F. Adkins and wife, Mary N. Adkins of record in Book 2994, Page 449, Register's Office for Davidson County, Tennessee. The said Bertha D. Ihrig died on March 1, 1993, testate, unmarried, and being survived by three children: Marcella Faye Ihrig Speer, Lois Kaye Nichols and Robert Ray Ihrig. See Affidavits of Heirship of record in Instrument No. 202104190051718, Register's Office for Davidson County, Tennessee and Instrument No. 202104190051720, Register's Office for Davidson County, Tennessee.

Lois Kaye Nichols having subsequently died on June 5, 2013, testate, and being survived by her husband, William A. Nichols and two children, Stephen D. Nichols and Kristi Kaye Shanks. See Affidavits of Heirship of record in Instrument No. 202104190051719, Register's Office for Davidson County, Tennessee and Instrument No. 202104190051721 Register's Office for Davidson County, Tennessee.

Marcella Faye Ihrig Speer having subsequently died on October 13, 2015, testate, unmarried, with a Probate for Muniment of Title of record in Seventh Circuit Court, Probate Division, Docket No.: 15P2050, Nashville, Davidson County, Tennessee; and being survived by three children: Suzan Speer, Marc Speer, and Brian Speer.

Suzan Speer having subsequently died on January 7, 2019, intestate, unmarried, and never having any children. Her father, Jackson Brock Speer, having predeceased her; and being survived by two brothers, Marc Speer and Brian Speer. See Affidavits of Heirship of record in Instrument No. 202104190051717 & Instrument No. 202104190051722, said Register's Office. This deed is being executed since the deed previously recorded in Book 9007, Page 356, Register's Office for Davidson County, Tennessee, was not signed by the heirs.

unimproved ☐
This is improved ☒ property, known as 2910 Wingate Drive, Nashville, TN 37211
(House No.) (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 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 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 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.

Witness my hand this 22nd day of March, 2021.

Robert Ray Ihrig
Robert Ray Ihrig

STATE OF Texas
COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Ray Ihrig 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 and official seal this, 22nd day of March, 2021.

My Commission Expires: 9/3/2021

Sherry Fuller
Notary Public

SHERRY LYNN FULLER
Notary Public
STATE OF TEXAS
ID#12954472-3
My Comm. Exp. Sep. 03, 2021

Witness my hand this 16th day of March, 2021.

Marc Speer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc Speer 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 and official seal this, 16th day of March, 2021.

My Commission Expires:

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 11th day of March, 2021.

William A. Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Nichols 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 and official seal this, 11th day of March, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 16th day of March, 2021.

Kristi Kaye Shanks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristi Kaye Shanks 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 and official seal this, 16th day of March, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 26th day of March, 2021.

Brian Speer

STATE OF KENTUCKY
COUNTY OF Boyle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Speer, 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 and official seal this, 26 day of March, 2021.

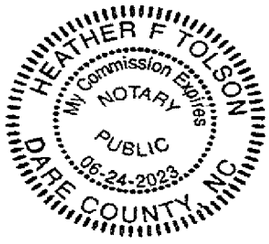
My Commission Expires: 11-27-2023

Notary Public

Lana Carpenter, Notary Public
State at Large - Kentucky
My Commission Expires November 27, 2023
ID# 634451

Witness my hand this 26 day of March, 2021.

Stephen D. Nichols



STATE OF NORTH CAROLINA
COUNTY OF Dare

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen D. Nichols, 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 and official seal this, 26 day of March, 2021.

My Commission Expires: 6/24/2023

Heather F Tolson
Notary Public

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.