Karen Johnson Davidson County
Batch# 619322 DEEDWARR
04/20/2021 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20210420-0052914

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3492

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of April, 2021

Notary Public

Commission Expires: _____

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/13/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 124 Orchard Dr Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	044-11-0-024.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **Marci Harbour and Roberta L. McClintoch, heirs of the Estate of Deborah A McClintoch** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 124 Orchard 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. 145, of Section " A" on the Plan of E.I. DuPont deNemours and Company' s Subdivision, as of record in Book 1424, Page 68, Register' s office for Davidson County, Tennessee.

Said Lot No. 145 fronts 52.1 feet on the westerly side of Orchard Drive and extends back 446.1 feet on the northerly line and 436.2 feet on the southerly line to a dead line measuring 69.8 feet thereon.

Being the same property conveyed to Robert G. McClintoch and wife, Deborah A. McClintoch, by Warranty Deed from Aaron C. Watts, single of record in Book 7860, Page 385, Register's Office for Davidson County, Tennessee, dated June 06, 1989 and recorded

on June 08, 1989. (Value or consideration shown in aforementioned deed $48,450.00.)

The said Robert G. McClintoch deceased on or about September 20, 2018, leaving Deborah A. McClintoch as sole surviving tenant by the entirety.

The said Deborah A. McClintoch deceased on or about June 28, 2020, intestate, leaving Probate filed at Docket no. 20P-1609, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). and pursuant to Affidavit of Heirship recorded on __202104200052913____, 2021 Deborah A. McClintoch was survived by her two daughters, Marci Harbour and Roberta L. McClintoch.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **124 Orchard Dr, Nashville, TN 37138**

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 so 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.

Dated this the 15th day of April, 2021.

WARRANTY DEED

Estate of Deborah A McClintoch

By: Marci Harbour
Marci Harbour

By: Roberta L. McClintoch, by Marci L. Harbour, her Attorney-In-Fact
Roberta L. McClintoch, by Marci L. Harbour, her Attorney-In-Fact

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Marci L. Harbour, an heir of Deborah A. McClintoch, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be an heir of Deborah A. McClintoch, the within named bargainor, and that they, as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 15 day of April, 2021

Notary Public

My Commission Expires: 10-22-23

BELINDA BUTLER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 22, 2023

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marci L. Harbour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Roberta L. McClintoch and that she is authorized by Roberta L. McClintoch to execute this instrument on his/her behalf.

Witness my hand and official seal at this 15 day of April, 2021

Notary Public

My Commission Expires: 10-22-23

BELINDA BUTLER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 22, 2023

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021