WARRANTY DEED

File #21024

Karen Johnson Davidson County
Batch# 620438 DEEDWARR
04/22/2021 08:57:31 AM 2 pgs
Fees: $13.00 Taxes: $1,193.44

20210422-0053801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-21-24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory G. Turner	NEW OWNER	147-09-0-085.00
(NAME)	(NAME)	
5016 Danby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rachel Case and Maria Steinhauer, Devisees under The Last Will and Testament of Gary Edwin Bealer, deceased, and Stephen Brizendine, individually and as Executor of the Estate of Roberta Luella Brizendine, deceased** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory G. Turner, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 179 on the Plan of The Plan of Caldwell Country Estates, Section 1 of record in Plat Book 2663, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Edwin Bealer and wife, Nancy L. Bealer by Warranty Deed from David F. Coffie and wife, Shirley J. Coffie of record in Book 4821, page 908, Register's Office for Davidson County, Tennessee, dated May 31, 1974 and recorded on June 14, 1974. Nancy L. Bealer having since died on June 17, 2013, leaving Gary Edwin Bealer as surviving tenant by the entirety. Gary Edwin Bealer having since died testate on September 4, 2020, and pursuant to his Last Will and Testament, devised the subject property to Rachel Case, Roberta Luella Brizendine and Maria Steinhauer. See Case No. 20P-2123 in the Probate Court for Davidson County, Tennessee. Roberta Luella Brizendine having since died testate on February 5, 2021, and her Last Will and Testament having been admitted to probate in Case No. 21PR-154 in Probate Court for Sumner County, Tennessee. Stephen Brizendine is the sole devisee under the Last Will and Testament of Roberta Luella Brizendine and has been appointed Executor of her estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5016 Danby Drive, Nashville, TN 37211

(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 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 20th day of April, 2021.

Rachel Case

Maria Steinhauer

Stephen Brizendine, Individually

Stephen Brizendine, as Executor of
The Estate of Roberta Luella Brizendine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rachel Case**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2021.

My commission expires: 12-21-24

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Maria Steinhauer**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2021.

My Commission Expires: 12-21-24

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Stephen Brizendine**, individually, and as Executor of the Estate of Roberta Luella Brizendine, Case No. 21PR-154 in the Probate Court for Sumner County, Tennessee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2021.

My commission expires: 12-21-24

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027