WARRANTY DEED

Karen Johnson Davidson County
Batch# 628176 DEEDWARR
05/04/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20210504-0059408

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-5-23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY KRISTIN L BROWN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Florence Murdock and Gordon E. Murdock	LoanDepot.com	Parcel ID: 136 06 0 103.00
(NAME) 112 Islandia Court East	(NAME) 4800 N. Scottsdale Road Ste 3800	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wanda Ann Wade as Executrix of the Estate of Georgie Anna Ward**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Florence Murdock and Gordon E. Murdock, wife and husband**, 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. 336 on the Plan of Section Five, Priest Lake Park, of record in Plat Book 4460, Page 174, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 336 fronts 48.38 feet on the Easterly margin of Islandia East and extends back 111.58 feet on the Northwesterly line and 120.93 feet on the Southerly line to a broken line in the rear, measuring 170.09 feet thereon.

Being the same property conveyed to Georgie A. Ward and John A. Ward, wife and husband, by Warranty Deed from Daniel W. McEachern and wife, Joe Ann McEachern, of record in Instrument No. 20040803-0092849, in the Register's Office of Davidson County, Tennessee, dated July 22, 2004 and recorded on August 03, 2004. The said John A. Ward having died on January 27, 2020 leaving Georgie A. Ward as the surviving tenant by entirety. The said Georgie A. Ward having died testate on December 02, 2020 leaving Wanda Ann Wade as executrix of her

estate, her Last Will and Testament Probated in Docket No. 20P-2229 Seventh Circuit Court , Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 112 Islandia Court East, Nashville, TN 37217

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 our hands this 30th day of April, 2021

Wanda Ann Wade as Executrix of the Estate of Georgie Anna Ward

BY: Wanda Ann Wade

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wanda Ann Wade, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged herself to be the executrix of the Georgie Anna Ward Estate, the within named bargainor, and that she as such Executrix, being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2021.

Lori Buie
Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Jack E. Gritton II, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23