WARRANTY DEED

Karen Johnson Davidson County
Batch# 649001 **DEEDWARR**
06/03/2021 11:23:22 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20210603-0074538

MJ-SB-21-421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

WILLIAM E GRONER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eddie W. McCullar and Laura T. McCullar	**New Owner**	
(NAME) **421 Prestwick Court**	(NAME)	**104-14-0H-048.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL GREENBERG, EXECUTOR OF THE ESTATE OF MARIAN WISE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDDIE W. MCCULLAR AND LAURA T. MCCULLAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Revised Final Plat of Whitworth Phase 3, Section 2 of record in Book 7900, Page 969, in said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marian Wise by Warranty deed from Clement - Bartosh, LLC, a Tennessee limited liability company of record in Book 10438, page 164, Register's Office for Davidson County, Tennessee, dated April 30, 1997 and recorded on May 01, 1997.

Marian Wise died July 21, 2019, her estate being administered through Davidson County Probate Court, Docket No. 19P2049. By Last Will and Testament of Marian Wise property is devised to her three sons, Daniel S. Greenberg, Mitchell Greenberg and Matthew S. Greenberg. Mitchell Greenberg named her executor and was granted the right to sale per Order to Sell filed May 21, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 969, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **421 Prestwick Court, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF MAY, 2021.

The Estate of Marian Wise

BY: _____
Mitchell Greenberg
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL GREENBERG, EXECUTOR of the THE ESTATE OF MARIAN WISE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of May, 2021.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212