RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115823

WARRANTY DEED

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 653430 **DEEDWARR**
06/10/2021 09:39:50 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210610-0078070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2021.

NOTARY PUBLIC

My commission expires: 05-05-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Ferrell Jr. 249 Myhr Green Nashville, TN 37221	Same address as new owner	142-07-0C-095.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARC ANTHONY MAXWELL, EXECUTOR OF THE ESTATE OF REBECCA MAXWELL STILES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES E. FERRELL JR.**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 95 on the Plan of Ashley Green as described on Exhibit "C" in Book 7184, page 112, attached to the Master Deed for Ashley Green, of record in Book 7184, page 44, and the By-Laws appended thereto of record in Book 7184, page 71, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca M. Stiles, unmarried from John C. Law and wife, Amy B. Law, by Warranty Deed dated 10/30/1996 and recorded 10/31/1996 in Book 10243, page 939, Register's Office of said County. Rebecca M. Stiles having died on November 17, 2020, Mark Anthony Maxwell is the sole living heir. See Probate in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/ Metropolitan Nashville - Davidson County Probate Division Docket No.: 20P2214.

The address of the herein described property is believed to be 249 Myhr Green, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of June, 2021.

THE ESTATE OF REBECCA MAXWELL STILES

Marc Anthony Maxwell, Executor
MARC ANTHONY MAXWELL, EXECUTOR

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public, of said County and State, Marc Anthony Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of **The Estate of Rebecca Maxwell Stiles**, the within named bargainor and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as, Executor.

WITNESS my hand and seal, this the 7th day of June, 2021.

Notary Public **Tanyee A. Davis**
My commission expires: **11/26/2023**

