WARRANTY DEED

File #2021-430

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00.

Affiant

Subscribed and sworn to before me on June 16th, 2021.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 12/16/2024

Karen Johnson Davidson County
Batch# 659700 DEEDWARR
06/18/2021 11:06:48 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20210618-0082518

THIS INSTRUMENT WAS PREPARED BY AND RETU
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL #
Richard A. Wehby and Elizabeth A. Wade-Wehby 5537 Saddlewood Ln. Brentwood, TN 37027	New Owner	171-08-0-017.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LYNN MARIE MURPHY, AS EXECUTRIX OF THE ESTATE OF JUNE ALICE NOTHDORFT**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RICHARD A. WEHBY AND ELIZABETH A. WADE-WEHBY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, as shown on the map entitled Saddlewood, of record in Plat Book 5200, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM C. NOTHDORFT et ux, JUNE A. NOTHDORFT, by deed from SOUTHFORK, INC., of record in Book 5787, page 480, dated August 21, 1981, said Register's Office.

WILLIAM C. NOTHDORFT conveyed his interest to JUNE A. NOTHDORFT by quitclaim deed of record in Instrument No. 20010122-0006536, dated January 10, 2001, said Register's Office.

JUNE A. NOTHDORFT died on or about July 26, 2020. Her Last Will and Testament, was filed in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division) under Case No. 20P1854, Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix LYNN MARIE MURPHY.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5537 Saddlewood Ln., Brentwood, TN 37027.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 on June 16, 2021.

Grantor:

Estate of June Alice Nothdorft

By: Lynn Marie Murphy
Lynn Marie Murphy, as Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lynn Marie Murphy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executrix of the within named bargainor, an Estate, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Lynn Marie Murphy as such Executrix.

Witness my hand, at office, this 16th day of June, 2021.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY