WARRANTY DEED

Karen Johnson Davidson County
Batch# 663792 DEEDWARR
06/24/2021 10:57:32 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210624-0085685

J-SB-RPS-21-4737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Revive Property Solutions, Inc.	**New Owner**	
(NAME) **4737 Apollo Drive**	(NAME)	**149-9-121.00**
(ADDRESS) **Antioch, TN 37013**	(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, **ESTATE OF GLENNA OPHELIA MINARD AND MONIQUE SEGARS**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVIVE PROPERTY SOLUTIONS, INC.,** 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:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Barclay Square, Section 1, of record in Plat Book 4460, Page 141, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerold G. Minard, a married person, by Warranty Deed from William E. Epps and wife, Elaine H. Epps, recorded July 13, 1989 in Book 7888, Page 281, Register's Office for Davidson County, Tennessee. The said Gerold D. (erroneously Gerold G.) Minard having since died intestate on December 2, 2018 leaving Glenna Ophelia Minard and Monique Segars as his sole heirs at law per Affidavit of Heirship recorded October 26, 2020 in Instrument No. 20201026-0123896, Register's Office for Davidson County, Tennessee.

Glenna Ophelia Minard having since died on April 7, 2019. The Estate of Glenna Ophelia Minard was declared insolvent and an Order Approving the Sale of Real Estate was entered in the Seventh Judicial District for the State of Tennessee, Anderson County, Chancery Division, Probate Section in Civil Action No. 20PB187 and recorded in Instrument No. 20210510-0062527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2021 property taxes.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 141, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 4665, Page 648, 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: **4737 Apollo Drive, Antioch, Tennessee 37013**.

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 16th DAY OF JUNE, 2021.

Estate of Glenna Ophelia Minard

BY: Monique Segars
Monique Segars
Personal Representative

Monique Segars
Monique Segars

STATE OF TENNESSEE
COUNTY OF Roane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIQUE SEGARS, PERSONAL REPRESENTATIVE of the ESTATE OF GLENNA OPHELIA MINARD, 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 15 of June, 2021.

Notary Public
My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Roane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIQUE SEGARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of June, 2021.

Notary Public
My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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