WARRANTY DEED

Karen Johnson Davidson County
Batch# 667155 DEEDWARR
06/29/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210629-0087776

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Amanda McFall Autry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2021.

Laura Elizabeth Matthis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE STATE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Clarksville, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Philip Autry and Amanda McFall Autry	Mortgage Research Center, LLC dba Veterans United Home Loans	Parcel ID: 091 16 0 267.00
(NAME) 4103 Dakota Avenue	(NAME) 1400 Veterans United Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Columbia, MO 65203	
(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, WE, **Anthony Wayne Smith, Devisee of the Estate of Teresa Joy Brewer and Elizabeth Marie McFall, Personal Representative for the Estate of Teresa Joy Brewer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Philip Autry and Amanda McFall Autry, husband and wife**, 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. 7 and the westerly 10 feet of Lot No. 8 on the Map of Charlotte Avenue, Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 60 feet on the south side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Teresa J. Brewer, Unmarried, by Warranty Deed from Julie Cobb, Unmarried, of record in Instrument No. 20021119-0143277, in the Register's Office of Davidson County, Tennessee, dated November 18, 2002 and recorded on November 19, 2002.

Teresa J. Brewer died on March 07, 2021, as shown in the Probate Court for Davidson County, Tennessee, in Docket No. 21P823. Pursuant to her Last Will & Testament, she bequeathed the property to Anthony Wayne Smith. Also, pursuant to her Last Will & Testament, she named her sister, Elizabeth Marie McFall, her Personal Representative. Furthermore, stated in the Last Will & Testament for purposes of Tennessee Code Annotated, Section 31-2-103, all such real property shall be deemed to be personal property following her death, subject to sale by the Personal Representative.

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 4103 Dakota Avenue, Nashville, TN 37209

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 24 day of June, 2021.

Anthony Wayne Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Anthony Wayne Smith, Devisee of the Estate of Teresa Joy Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2021.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

Witness our hands this 24th day of June, 2021.

Elizabeth Marie McFall

Elizabeth Marie McFall

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Elizabeth Marie McFall, Personal Representative for the Estate of Teresa Joy Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2021.

Laura Elizabeth Mathis

Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC Rutherford County