Karen Johnson Davidson County
Batch# 669150 DEEDWARR
07/01/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210701-0089113

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2021. Notary Public My commission expires: 3/29/25

THIS INSTRUMENT PREPARED BY
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darrius McKibbens	~~**New Owner**~~ LoanDepot.com LLC	**058-01-0-017.00**
3601 Fairmeade Drive	26642 Tower Centre Dr	
Nashville, TN 37218	Foothill Ranch, CA 92610	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Darryl McKibbens, Executor of the Last Will and Testament of Gracie B. Carwell

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Darrius L. McKibbens

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. 23 on the Plan of Fairmeade Acres Subdivision of record in Book 3700, Page 52, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin C. Carwell and wife, Gracie B. Carwell by Warranty deed from Cumberland Builders, Inc. of record in Book 5697, page 909, Register's Office for Davidson County, Tennessee, dated January 2, 1981 and recorded on January 7, 1981.

Melvin Charles Carwell having died on December 7, 2011, his interest in said property vesting in Gracie B. Carwell as the surviving tenant by the entirety.

Gracie B. Carwell, having died on September 9, 2020, her interest is said property being conveyed pursuant to the terms of her Last Will and Testament, of record in Case No. 20P1597, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3601 Farimeade Drive, Nashville, TN 37218

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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/our hand(s) this 29th day of June, 2021.

Darryl McKibbens

Darryl McKibbens, Executor of the Last Will and Testament of Gracie B. Carwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darryl McKibbens,** Executor of the Estate of Gracie B. Carwell with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Gracie B. Carwell

Witness my hand, at office, this 29th day of June, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #:
RECORD & RETURN TO:
CLOSED TITLE
278 FRANKLIN ROAD, SUITE 160
BRENTWOOD, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the 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 on June 29, 2021 and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

