Karen Johnson Davidson County
Batch# 676038 DEEDWARR
07/13/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,066.34
20210713-0094291

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $288,200.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 12th day of July, 2021. Notary Public My commission expires: 10-21-2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paula Kim Boals	**LendingHome Funding Corp**	**09016006200**
522 American Road	2 Allegheny Center, Nova Tower 2	
Nashville, TN 37209	Suite 200 Pittsburgh PA 15212	

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, WE,

Barbara Ruth Bates, Executrix of the Estate of Jean Gourley-Churchill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paula Kim Boals

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. 85, on the Map of Charlotte Park, Section I, as of record in Book 2663, Pages 2-6, Register's Office for said County,

Said Lot No. 85 fronts 68.0 feet on the northeasterly side of American Road, and extends back between parallel lines 150.0 feet to a dead line, measuring 68.0 feet thereon.

Being the same property conveyed to Paul W. Gourley and wife, Jean C. Gourley, by Warranty Deed from Walnut Homes, Inc., dated April 28, 1960, of record in Book 3069, Page 391, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Paul W. Gourley and Jean C. Gourley continued uninterrupted until the death of Paul W. Gourley on October 8, 1984, leaving Jean C. Gourley the sole surviving tenant by the entirety. Jean C. Gourley died testate February 4, 2021 and by her Last Will & Testament, Probated in the Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville-Davidson County Probate Division Docket No. 21P1022, directed that subject property be sold as part of the administration of the Probate Estate. Barbara Ruth Bates was duly appointed Executrix of the Estate of Jean C. Gourley and Letters Testamentary issued to her July 1, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 522 American Road, 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 in 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.

Barbara Ruth Bates Date: 7/9/21

Barbara Ruth Bates, Executrix of the Estate of Jean Gourley-Churchill

STATE OF Tennessee

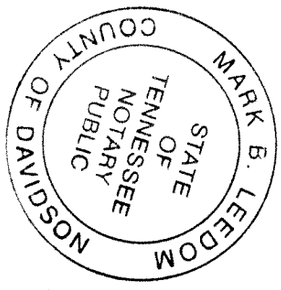
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Barbara Ruth Bates, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Jean Gourley-Churchill and is authorized by the Estate of Jean Gourley-Churchill to execute the within instrument on behalf of the Estate of Jean Gourley-Churchill by signing her name as Executrix thereof.

Witness my hand, at office, this 9th day of July 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21



Certificate of Authenticity

I, Mary B. Leedom, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/21.

Date

Affiant Signature

7/9/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023