Karen Johnson Davidson County
Batch# 678601 DEEDWARR
07/16/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210716-0096065

(Notary Stamp) KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Jane Campbell Affiant Subscribed and sworn to before me, this ~~14th~~ 15th day of July, 2021. Notary Public My commission expires: 10-21-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Juliana E. Musselman and Deborah Ellen Myers	New Owner	**064-16-0D-227.00-CO**
3105 Remington Park Ct.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Debra Warren, Executrix of the Estate of Anna May Warren

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Juliana E. Musselman, a single person and Deborah Ellen Myers, a single person, joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 129 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, in the Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Anna May Warren, unmarried by Warranty deed from Mary Genevieve Simpkins, Trustee for the Mary Genevieve Simpkins Revocable Trust Agreement dated July 27, 2000 of record in Instrument No. 20130418-0038608

Anna May Warren died December 3, 2020, her estate being administered through Davidson County Probate Court Docket No. 21P561.

This is improved property known as **3105 Remington Park Ct., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of July, 2021.

Debra Warren, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra Warren, Executor/Executrix of the Estate of Anna May Warren, probate case No. 21P561 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of July, 2021.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000277-526

Certificate of Authenticity

I, Jennifer Russell, 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

7-14-2021.

Date

Jennifer Russell

Affiant Signature

7-15-2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)

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