Karen Johnson Davidson County
Batch# 682581 **DEEDWARR**
07/23/2021 10:30:48 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20210723-0099046

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2021.

Notary Public

My commission expires:

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

## EXECUTOR'S WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Home Pros Cooperative LLC** | HOME PROS | **042-16-0-022.00** |
| **102 Gibson Drive** | 216 CHEROKEE RD | |
| **Madison, TN 37115** | HENDERSONVILLE, TN 37075 | |

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,

**Ronald Andrew Joines, Executor of the Estate of Evelyn Watkins Wauford**

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

**Home Pros Cooperative, LLC**

(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. 8 on the Map of Part Two, Finnland Heights, as of record in Book 1424, page 7, Register's Office for said County.

SAID Lot No. 8 fronts 90 feet on the Westerly side of Finn Street and runs back 156.2 feet on the Northerly line and 155.4 feet on the Southerly line, to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to Orvestil Wauford and wife, Evelyn Wauford, by Deed from A. E. Holland and wife, Elizabeth Holland of record in Book 2148, Page 415, Register's Office for Davidson County, Tennessee; the said Orvestil Wauford became deceased on December 3, 2004, vesting Evelyn Wauford as surviving tenant by the entirety and further devising the subject property unto Evelyn Wauford by way of leaving Last Will and Testament filed for probate in Docket No. 05P73, Chancery Court of Davidson County, Tennessee; the said Evelyn Wauford became deceased on January 3, 2021, and by way of leaving Last Will and Testament of Evelyn Watkins Wauford filed for probate in Docket No. 2021PR103, Probate Court for Wilson County,

Tennessee, Ronald Andrew Joines was named Executor of the Estate and granted power and authority to sell, transfer, and convey the subject property as part of the probate estate; the said Evelyn Wauford being one and the same as Evelyn Watkins Wauford.

BEING also known as **102 Gibson Drive, Madison, Tennessee 37115.**

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.

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 21st day of July, 2021.

**Estate of Evelyn Watkins Wauford**

By: Ronald Andrew Joines executor
Ronald Andrew Joines, Executor

**STATE OF TENNESSEE**
**COUNTY OF** Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ronald Andrew Joines, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor of the Estate of Evelyn Watkins Wauford and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2021.

Notary Public
My Commission Expires: 4/7/23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

LTC File No. 21-000318-526

SP 11/2015