(2)

Karen Johnson Davidson County
Batch# 685107 DEEDWARR
07/28/2021 10:52:59 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210728-0101457

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-5100

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2021

Notary Public

Commission Expires: _____

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tina Gottstein 2937 Ironwood Drive Nashville, TN 37214	Fairway Independent mortgage P.O. Box 117298 Carrollton, TX 75011	096-06-0-191.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **Patti Lynn Pardue a/k/a Patti P. Fuenmayor, Jill M. Pardue a/k/a Jill P. Richey, and R. D. Businda-Price, heirs at law of Betty J. Pardue, deceased** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tina Gottstein, a single woman** 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. 31 on the Plan of Cloverhill, Section No. II of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 front 60 feet on the Easterly side of Ironwood Drive and runs back between lines, 190 feet on the North line and 189.8 feet on the South line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Othur Pardue, Jr and wife, Betty Pardue by Warranty

deed from Dan Zeitlin and Harry Zeitlin of record in Book 2240, page 189, Register's Office for Davidson County, Tennessee, dated November 13, 1953 and recorded on November 24, 1959, (Value or consideration shown in aforementioned deed $10.00.)The said Othur Pardue, Jr, died on April 22, 2011 leaving Betty Jean Pardue as the surviving tenant by the entirety. The said Betty Pardue aka Betty Jean Pardue died February 08, 2020. Reference is made to the Last Will and Testament of Betty J. Pardue admitted for the limited purpose of Muniment of Title to Real Property in the Fifth Circuit Court for Davidson County, Tennessee, by interchange from the Seventh Circuit Court, under Docket No. 21P997 in which real property was devised to Patti Lynn Pardue aka Patti P. Fuenmayor, Jill M. Pardue aka Jill P. Richey, and R.D. Businda.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 2937 Ironwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 26th day of July, 2021.

Patti Lynn Pardue

Patti Lynn Pardue a/k/a Patti P. Fuenmayor

Jill M. Pardue

Jill M. Pardue a/k/a Jill P. Richey

R. D. Businda-Price by Patti Lynn Pardue, her AIF

R. D. Businda-Price by Patti Lynn Pardue, her Attorney in Fact

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patti Lynn Pardue a/k/a Patti P. Fuenmayor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of July, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jill M. Pardue a/k/a Jill P. Richey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of July, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

STATE OF Tennessee COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patti Lynn Pardue** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of R. D. Businda-Price, and acknowledged that as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst No. 20210728-0101456 in the Register's Office of **Davidson** County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of July, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: