Karen Johnson Davidson County
Batch# 685140 DEEDWARR
07/28/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210728-0101501

WARRANTY DEED

File No. BC-21-690

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Adams, Trustee	Same as New Owner	
(NAME) P.O. Box 695	(NAME) P.O Box 1095	133-10-0-008.00
(ADDRESS) Madison, TN 37116	(ADDRESS) Madison, TN 37116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Lloyd Uselton, Jr. Executor of the Estate of Osie Whitefield**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Adams, Trustee of the 3714 Yelton Dr Trust U/A/D July 22, 2021.**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Register's Office -for said County.

Said Lot No. 34 fronts 75 feet on the Easterly side of Yelton Drive, and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Lorenza Dow Whitefield and wife, Osie Lee Crocker Whitefield, by Warranty Deed from Walter T. Dugger and wife, Thelma K. Dugger of record in Book 4997, Page 126, Register's Office for Davidson County, Tennessee, dated February 14, 1976 and recorded on February 17, 1976.

Said Lorenza Dow Whitefield became deceased, vesting Osie Lee Crocker Whitefield as surviving tenant. The said Osie Lee Crocker Whitefield a/k/a Osie Whitefield subsequently died on April 23, 2021, and her Last Will & Testament has been admitted for Probate under Docket No. 21P1079 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, thereby vesting title into William Lloyd Uselton, Jr. as beneficiary.

William Lloyd Uselton, Jr. also joins in this conveyance to convey any interest held by the Estate of Osie Whitefield.

This is property more commonly known as: 3714 Yelton Drive, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 22nd day of July, 2021.

ESTATE OF OSIE WHITEFIELD

William J. Uselton
William Lloyd Uselton, Jr., individually

William J. Uselton
By: William Lloyd Uselton, Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2021, before me personally William Lloyd Uselton, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally William Lloyd Uselton, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of the Estate of Osie Whitefield, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2021.

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

NOTARY PUBLIC

Tax Exempt Warranty Deed

Certificate of Authenticity

I, Emily Manno, 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 07/22/21.

Date

Affiant Signature

07/22/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON