Karen Johnson Davidson County
Batch# 693794 DEEDWARR
08/10/2021 10:16:15 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210810-0107487

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210700258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 4-15-25

PATRICIA L HURTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Renderos **13671 Old Hickory Blvd** **Antioch, TN 37013**	**New Owner**	**182-00-0-157.00**

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, WE,

Michelle Weckesser Heir-at-Law of Linda W. Proctor

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

Michael A. Renderos

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. 1 on the Plan of George M. Donegan Property of record in Plat Book 5190, Page 786, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Clarence Elwin Proctor and wife, Linda W. Proctor, by Warranty Deed from George Michael Donegan and wife, Paula D. Donegan, dated 4/15/1987 and recorded 4/17/1987 in Book 7206, Page 502, in the Register's Office of Davidson County, Tennessee. The said Clarence Elwin Proctor having further conveyed his interest in subject property to Linda W. Proctor, pursuant Final Decree of Divorce, Case No. 00D-2949, by Quitclaim Deed dated 12/2/2002 and recorded 12/16/2002 in Instrument No. 20021216-0154937 and by Quitclaim Deed dated 2/20/2003 and recorded 2/26/2003 in Instrument No. 20030226-0025797, in the Register's Office of Davidson County, Tennessee.

The said Linda W. Proctor, also known as Linda Webb Proctor, having since died intestate on December 31, 2020, leaving Michelle Weckesser as sole heir of the Estate pursuant to Affidavit of Heirship being recorded simultaneously herewith.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **13671 Old Hickory Blvd, Antioch, TN 37013**
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 our hands this ~~30th~~ 29th day of July, 2021.

Michelle Weckesser, Heir at-Law of Linda W. Proctor

Michelle Weckesser, Heir-at-Law of Linda W. Proctor

STATE OF North Carolina
COUNTY OF Johnston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Weckesser Heir-at-Law of Linda W. Proctor the bargainor(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.

Witness my hand and official seal at Johnston, North Carolina, this 29 day of July, 2021.

Commission Expires: May 27, 2026

Taylor Bowers
Notary Public

Taylor Bowers
NOTARY PUBLIC
Johnston County, NC
My Commission Expires May 27, 2026