This Instrument Prepared By:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
Nora Murray
3781 Montrose Rd.
Birmingham, AL 35213

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
103-12-0G-404.00-CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Sworn to and subscribed before me this 17 day of August, 2021.

Notary Public
My Commission Expires: 7.20.24

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Karen Johnson Davidson County
Batch# 700740 **DEEDWARRSP**
08/19/2021 10:48:24 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20210819-0112307

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, NA, as Executor of the Estate of Jeannine Archer Classen**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **NORA MURRAY, a married woman,** hereinafter called the **GRANTEE**, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 404 and the parking spaces and storage area designated and assigned to Unit 404 on the Plan of The Jacksonian 4000 Condominiums as described in Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument #20020208-0017172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeannine A. Classen, a widow by Warranty deed from Vergie M. Jackson and husband, Joel Jackson of record in Instrument No. 20061201-0148342 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 01, 2006. Jeannine A. Classen, also known as Jeannine Archer Classen, having since died testate on or about September 15, 2019, and Wells Fargo Bank, NA having been appointed Executor of her Estate pursuant to her Last Will and Testament. See Probate Case No. 19P-2140 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as **4000 West End Avenue #404, Nashville, TN 37205.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

AND THE GRANTOR DOES FURTHER COVENANT and bind itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, against the lawful claims and demands of all persons claiming by, through or under GRANTOR (other than claims arising out of matters set forth above), but not further or otherwise. 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 hand this 16th day of August, 2021.

THE ESTATE OF JEANNINE ARCHER CLASSEN

WELLS FARGO BANK, NA, EXECUTOR

Caroline S. Thompson

By: Caroline S. Thompson
Its: Vice President

STATE OF GEORGIA
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Caroline S. Thompson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice President of Wells Fargo Bank, NA, Executor of The Estate of Jeannine Archer Classen, the within named bargainor, said Estate being administered in the Probate Court for Davidson County, Tennessee, Case No. 19P-2140, and that she as such Vice President of Wells Fargo Bank, NA, Executor of the Estate of Jeannine Archer Classen, executed the foregoing for the purposes therein contained, by signing the name of said Bank by herself as Vice President of Wells Fargo Bank, NA, Executor of the Estate of Jeannine Archer Classen.

Witness my hand, at office, this 16th day of August, 2021.

My commission expires: May 12, 2023 A Darrow
Notary Public

AMBER DARROW
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 12, 2023
COWETA COUNTY, GEORGIA