WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

B-LHL-21-926

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 705819 **DEEDWARR**
08/27/2021 11:00:45 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00

20210827-0115934

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Heather L O'Connor	new owner	
(NAME)	(NAME)	**082-16-0-157.00**
926 Russell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOLITA JOHNSON, ADMINISTRATRIX OF THE ESTATE OF SHIRLEY JOYCE CHARETTE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER L O'CONNOR, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 J.L. Valentine's Lots on Russell Street in East Nashville of record in Plat Book 57, Page 87, in the Register's Office for Davidson County, Tennessee, described according to a survey of Hal R. Swann, Jr., surveyor, dated June 16, 1972, as follows:

Beginning at an iron pin located in the south side of Russell Street; thence with the margin of Russell Street, North 65 degrees 05' East 50 feet to an iron pin; thence South 24 degrees 55' East 171.89 feet to an iron pin in the north margin of Alley No. 260; thence South 65 degrees 03' West 50 feet to an iron pin; thence North 24 degrees 55' West 171.92 feet to the point of beginning.

Being the same property conveyed to Shirley J. Charette by Warranty deed from R. W. Cravens and Inez Cravens of record in Book 4614, page 740, Register's Office for Davidson County, Tennessee, dated June 16, 1972 and recorded on June 29, 1972.

The said Shirley J. Charette having since died on April 4, 2020 and an Estate having been opened in the Seventh Circuit Court for Davidson County, Tennessee at Nashville; Probate Division under Case No. 20P1458. See also Order to Sell Real Property to Pay Debts. See also Consents Approving Sale of Real Propery and Waiver of Bond, Inventory and Accounting executed by heirs of law attached hereto as Exhibit A.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of J. L. Valentino's Lots on Russell Street in East Nashville of record in Plat Book 57, Page 87, Register's Office of Davidson County, Tennessee.
- Subject to any portion lying within the right of way of Russell Street and Alley 260 as shown on the plat of said subdivision.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **926 Russell St, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26 DAY OF AUGUST, 2021.

Estate of Shirley Joyce Charette

BY: Jolita Johnson

Jolita Johnson
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOLITA JOHNSON, ADMINISTRATRIX of the ESTATE OF SHIRLEY JOYCE CHARETTE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:	)	
Shirley Joyce Charette	)	**Docket Number: 20P1458**

CONSENT APPROVING SALE OF REAL PROPERTY AND WAIVER OF BOND, INVENTORY, AND ACCOUNTING

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, **KIMBERLY LLOYD** (Print Name), swear under penalty of perjury and state as follows:

1. That I am an adult resident of the State of Tennessee.
2. That I am an heir-at-law of Shirley Joyce Charette.
3. That I have received a copy of the Petition for Letters of Administration and to Sell Real Property to Pay Debts, the Motion to Approve Purchase and Sale Agreement, and the Order on Motion to Approve Purchase and Sale Agreement and agree with the relief requested in each.
4. That I approve the sale of the real property located at 926 Russell Street Nashville, Davidson County, Tennessee 37206 ("Real Property") pursuant to the Purchase and Sale Agreement dated July 14, 2021 for a purchase price of Four Hundred and Ten Thousand Dollars ($410,000.00), which I hereby state is a fair and reasonable price.
5. That I waive any and all objection including all grounds to appeal the sale of the Real Property by the Court's Order expected to be entered on August 6, 2021.
6. That I waive any and all objection to Jolita Johnson being named Administrator of the Estate of Shirley Joyce Charette ("Estate") and further request that the Court approve the appointment of Jolita Johnson as Administrator of the Estate without necessity of bond.
7. That I further waive the requirement that Jolita Johnson, as Administrator, file an inventory in the administration of the Estate.
8. That I further waive the requirement that Jolita Johnson, as Administrator, file an accounting in the administration of the Estate.

DATED this 16th day of August, 2021.

Kimberly Lloyd
KIMBERLY LLOYD

Sworn to and subscribed before me this 16th day of AUGUST, 2021.

JOHN MENCHISE
STATE OF TENNESSEE NOTARY PUBLIC
My Comm Exp July 9, 2024

Notary Public

My Commission Expires: _____

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:	)	
Shirley Joyce Charette	)	**Docket Number: 20P1458**

CONSENT APPROVING SALE OF REAL PROPERTY AND WAIVER OF BOND, INVENTORY, AND ACCOUNTING

STATE OF Tennessee)
)
COUNTY OF Davidson)

I, **MICHAEL E. CHARETTE** (Print Name), swear under penalty of perjury and state as follows:

1. That I am an adult resident of the State of Tennessee.
2. That I am an heir-at-law of Shirley Joyce Charette.
3. That I have received a copy of the Petition for Letters of Administration and to Sell Real Property to Pay Debts, the Motion to Approve Purchase and Sale Agreement, and the Order on Motion to Approve Purchase and Sale Agreement and agree with the relief requested in each.
4. That I approve the sale of the real property located at 926 Russell Street Nashville, Davidson County, Tennessee 37206 ("Real Property") pursuant to the Purchase and Sale Agreement dated July 14, 2021 for a purchase price of Four Hundred and Ten Thousand Dollars ($410,000.00), which I hereby state is a fair and reasonable price.
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7. That I further waive the requirement that Jolita Johnson, as Administrator, file an inventory in the administration of the Estate.
8. That I further waive the requirement that Jolita Johnson, as Administrator, file an accounting in the administration of the Estate.

DATED this ~~8-13-21~~ MC 13 day of August, 2021.

Michael E Charette
MICHAEL E. CHARETTE

Sworn to and subscribed before me this 13 day of August, 2021.

Notary Public

RACHEL R IL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires Mar 13 2022

My Commission Expires: March 13, 2022

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:	)	
Shirley Joyce Charette	)	**Docket Number: 20P1458**

CONSENT APPROVING SALE OF REAL PROPERTY AND WAIVER OF BOND, INVENTORY, AND ACCOUNTING

STATE OF Tennessee)
)
COUNTY OF Davidson)

I, **JOSEPH T. CHARETTE** (Print Name), swear under penalty of perjury and state as follows:

1. That I am an adult resident of the State of Tennessee.
2. That I am an heir-at-law of Shirley Joyce Charette.
3. That I have received a copy of the Petition for Letters of Administration and to Sell Real Property to Pay Debts, the Motion to Approve Purchase and Sale Agreement, and the Order on Motion to Approve Purchase and Sale Agreement and agree with the relief requested in each.
4. That I approve the sale of the real property located at 926 Russell Street Nashville, Davidson County, Tennessee 37206 ("Real Property") pursuant to the Purchase and Sale Agreement dated July 14, 2021 for a purchase price of Four Hundred and Ten Thousand Dollars ($410,000.00), which I hereby state is a fair and reasonable price.
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7. That I further waive the requirement that Jolita Johnson, as Administrator, file an inventory in the administration of the Estate.
8. That I further waive the requirement that Jolita Johnson, as Administrator, file an accounting in the administration of the Estate.

DATED this 16 day of Aug, 2021.

JOSEPH T. CHARETTE

Sworn to and subscribed before me this 16 day of Aug, 2021.

Notary Public

My Commission Expires: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024