WARRANTY DEED

Karen Johnson Davidson County
Batch# 719357 **DEEDWARR**
09/17/2021 03:04:02 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210917-0125470

MJ-VRES-21-1014

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew George Lantz and Rosana C. Portillo	**CapStar Bank**	
(NAME) **1014 Maynor Ave**	(NAME) **2002 Richard Jones Road, Suite A300**	**072-06-0-063.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37215**	
(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, **ESTATE OF MARTHA G. JORDAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW GEORGE LANTZ AND ROSANA C. PORTILLO, HUSBAND AND WIFE,** 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. 12 on the Map of Maynor Place of record in Book 843, Page 24, 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. 12 fronts 60 feet on the Southerly side of Maynor Avenue, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Paul B. Jordan and wife, Martha G. Jordan by Warranty deed from John C. Russell and wife, Willie Frances Russell of record in Book 4516, page 953, Register's Office for Davidson County, Tennessee, dated July 5, 1971 and recorded on July 06, 1971.

The said Paul B. Jordan having since died on September 2, 2020, leaving Martha G. Jordan as surviving tenant by the entirety.

The said Martha G. Jordan having since died on November 20, 2020, leaving a Probate at Docket No. 21P18, in the Probate Court for Davidson County, Tennessee. Said Scott Edward Gibbs as Executor of the Estate of Martha G. Jordan has the full power to sell and convey subject property without joinder of any beneficiary as set out in Probate at Docket No. 21P18, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1014 Maynor Ave, Nashville, Tennessee 37216**.

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 15 DAY OF SEPTEMBER, 2021.

Estate of Martha G. Jordan,
BY: Scott Edward Gibbs, Executor
Scott Edward Gibbs
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT EDWARD GIBBS, EXECUTOR of the ESTATE OF MARTHA G. JORDAN, 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 15th of September, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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