Karen Johnson Davidson County
Batch# 723737 DEEDWARR
09/24/2021 02:42:25 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20210924-0128788

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$120,000.00.**

Martha M Lentz
Affiant

Subscribed and sworn to before me
This 16th day of Sept., 2021.

Notary Public

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Donald R. Green and Linda E. Green 6316 Pettus Road, Antioch, TN 37013	New Owners	181 00 0 138.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of One Hundred and Twenty Thousand Dollars **($120,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lori Ann McPherson, Personal Representative of the Estate of Gladys Louise Cowley McPherson** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Donald R. Green, and wife Linda E. Green** (The "Grantees"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Tract #5 as shown on the unrecorded plat of the Dodson Batson Property in the 5th Civil District of Davidson County, Tennessee, made by Sanford and Associates, dated June 27, 1974, described as follows:

Beginning at a point in the south margin of Pettus Road at a common corner of Tracts 4 & 5 on the said survey; thence with said margin of Pettus Road, South 87° 15' 30" East 145 feet to a point; thence South 3° 20' 56" West 967.09 feet to a common corner of Tracts 5 & 6; thence North 85° 43' 34" West 44.78 feet to a point; thence North 79° 15' 30 West 101.06 feet to a point; thence North 3° 20' 56" East 951.82 feet to the point of beginning, containing 3.199 acres, more or less.

Gladys McPherson died January 31, 2021, and her Last Will and Testament, executed on February 2, 1999, names Lori Ann McPherson Personal Representative of the Estate says Order of Probate heard May 27, 2021, Case No. 21P-699.

An order from Davidson County Probate Court, Case No. 21P-699, was entered August 22, 2021, approving the Contract to Sell Real Property located at 6312 Pettus Road to Donald R. Green, and wife Linda E. Green, for the sale price of $120,000.

This is unimproved property commonly known as 6312 Pettus Road, Antioch, Tennessee 37013.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable. Map & Parcel: 18100013800.
2. Taxes for 2020 were paid in the amount of $1053.07.
3. Subject to all matters on the unrecorded survey to Stanford and Associates, dated June 27, 1974.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of September 2021.

Lori Ann McPherson, Personal Representative

Lori Ann McPherson,
Personal Representative of the
Estate of Gladys Louise
Cowley McPherson

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Lori Ann McPherson, Personal Representative of the Estate of Gladys Louise Cowley McPherson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 16th day of Sept., 2021

Notary Public

My Commission Expires: 1-3-2023

