Karen Johnson Davidson County
Batch# 724721 DEEDWARR
09/27/2021 12:36:53 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210927-0129493

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Vincent Tilson and Erica Guest 1518 Corder Dr. Nashville, TN 37206

Order Number: 70216411-D - 76063912

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Deborah Ann Earnshaw, Personal Representative of the Estate of Lois M. Guest**, for Three Hundred Fifty Thousand Dollars and 00/100 ($350,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Vincent Tilson and Erica Guest, Husband and Wife**, whose address is 1518 Corder Dr., Nashville, TN 37206, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 5 on the Map of Dugger Heights, as of record in Book 1424, Page 102, Register's Office for said county. Said Lot No. 5 fronts 68 feet on the west side of Corner Drive and runs back between parallel lines 195 feet to a dead line.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 072 16 0 229.00
Street address of property: 1518 Corder Dr., Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 1783 ~~in~~ Book/Page 495 the Recorder's Office, Davidson County, Tennessee.

WHEREAS, Verdie M. Guest, Jr. and Lois M. Guest, Husband and Wife, held title to the property as presumed tenants by the entirety. Verdie M. Guest, Jr. died on September 6, 2012, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Lois M. Guest by operation of law as the surviving tenant by the entirety.

WHEREAS, Letters Testamentary were granted on July 1, 2021, appointing Deborah Ann Earnshaw as Administratrix of the Estate of Lois M. Guest, aka Lois Gertrude Guest, Estate No. 21P784, in Circuit Court of Davidson County, Tennessee.

Signed this 17 day of September, 2021.

Signature of Grantor(s):

Deborah Ann Earnshaw

Deborah Ann Earnshaw,
Personal Representative of the
Estate of Lois M. Guest

STATE OF RI, COUNTY OF Washington SS:

BE IT REMEMBERED That on this 17 day of September, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Deborah Ann Earnshaw, Personal Representative of the Estate of Lois M. Guest, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Vernon S. Lawrence

Notary Public

Vernon S. Lawrence
Notary Public
State of Rhode Island
ID# 55166
Commission Expires 4-5-25

PCL 70216411DWAR01010203

Property Address: 1518 Corder Dr., Nashville, TN 37206
Tax Parcel: 072 16 0 229.00

Oath of Consideration

I or we, Deborah Ann Earnshaw, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 17 day of September, 2021.

Signatures of Affiant(s):

Deborah Ann Earnshaw

Sworn and subscribed before me this 17 day of Sep, 2021

Vernon S Lawrence
Notary Public

Vernon S. Lawrence
Notary Public
State of Rhode Island
ID# 55166
Commission Expires 4-5-25

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