Karen Johnson Davidson County
Batch# 725277 DEEDWARR
09/28/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210928-0130189

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2021.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adrienne Krebs Conger and Tyler Conger	First Horizon Bank	071-15-0-375.00
1127 Stockell Street	12719 Cantrell Road #200	
Nashville, TN 37207	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VICKI J. CONGER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIENNE KREBS CONGER AND TYLER CONGER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 123 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Orlando Roy Westbrooks by Final Judgment for Divorce between Shelia Verna Westbrooks, plaintiff vs Orlando Roy Westbrooks, defendant of record in Book 7729, Page 374 (Cause No. 84D-3364), Circuit Court for Davidson County, Tennessee, dated February 5, 1985 and recorded on December 16, 1988.

Being the same property conveyed to Judge Thomas, Jr. and wife, Connie D. Thomas by Warranty deed from Orlando Roy Westbrooks and wife, Shelia A. Westbrooks of record in Book 10781, page 753, Register's Office for Davidson County, Tennessee, dated January 27, 1998 and recorded on February 04, 1998.

Being the same property conveyed to Jane Ann McCullough, subject to the equity of redemption by Final Decree Confirming Sale from Thomas, Judge Jr. and Connie D. of record in Instrument No. 20130320-0027740, recorded March 20, 2013.(Tax Sale Number 12-368-1/Bill No. 53281)

Report of Sale on July 24, 2012 Page 611 of Tax Minute Book 128, filed October 24, 2012.

Amended Decree for Redemption recorded in Instrument No. 20140611-0051086, in the Chancery Court for Davidson County, Tennessee, filed December 2, 2013.

Being the same property conveyed to Henry L. Conger and wife, Vicki J. Conger by Substitute Trustee's deed from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument No. 20150609-0054122 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 09, 2015. Henry L. Conger having since died February 1, 2021, leaving Vicki J. Conger as surviving tenant by the entirety

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1127 Stockell Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of September, 2021.

Vicki J. Conger

Vicki J. Conger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vicki J. Conger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp: May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/27/2021 (date ~~of document~~).

Affiant Signature

09/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025