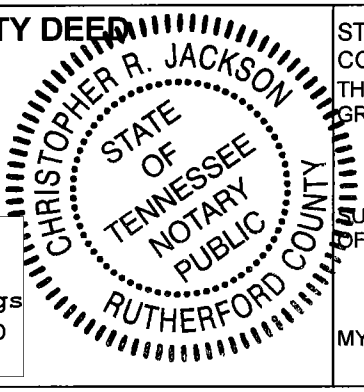
WARRANTY DEED



Karen Johnson Davidson County
Batch# 730147 DEEDWARR
10/05/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211005-0133666

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Paul Depies	United Wholesale Mortgage	096-01-0-123.00
(NAME)	(NAME)	
209 Cumberland Circle	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pontiac, MI 48341	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Sandra Smith, Executrix of the Estate of Charlette Self,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Douglas Paul Depies and Mary Paula Gibson, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being part of lot No. 62 on the plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, described as follows: Beginning at a point on the easterly margin of Cumberland Circle, which point is fifteen feet south of a common corner of lots 62 and 63 on said plan; thence southerly, along said margin of Cumberland Circle 100 feet to a point, which point is 35 feet north of a common corner of lots 61 and 62 on said plan; thence in an easterly direction in a straight line 350 feet, more or less, to a point in the dividing line between lots 62 and 45 on said plan, which point is 40 feet north of a common corner of lots 61 and 62 on said plan; thence in a northwesterly direction along the common boundary line of lots 62, 45 and 44 on said plan; 105 feet to a point 15 feet south of a common corner of lots 62 and 63 on said plan; thence in a westerly direction along the southerly margin of the tract of land heretofore conveyed by Bransford Realty Company, to Fairie Farmer Groce by deed, dated September 18, 1939, 300 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles S. Self and wife, Charlette T. Self by Warranty Deed from Charles Emil Norton and wife, Kathryn Allen Norton, dated 07/25/1962 and recorded 07/27/1962, of record in Book 3406, Page 497, Register's Office for Davidson County, Tennessee.

The said Charlette T. Self died testate on 03/09/2019, devising subject property to Sandra Smith, as evidenced in File No. 19P713, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 209 Cumberland Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 1ST day of October, 2021.

The Estate of Charlette Self

By: _____
Sandra Smith, Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Smith, the personal representative for the estate of Charlette Self, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of October, 2021.

_____
Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202110050133666

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 October 1, 2021.

Affiant Signature

October 1, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of October, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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