EXECUTOR'S WARRANTY DEED

FROM: **SARAH SMITH, EXECUTRIX OF THE ESTATE OF NELLIE MAE (GREEN) SMITH**

TO: **JOSEPH PERRY and WILLIE PERRY**

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joseph Perry Willie Perry 3841 Crouch Drive Nashville, Tennessee, 37207	SAME	59-14-147

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

Karen Johnson Davidson County
Batch# 733933 DEEDWARR
10/12/2021 09:11:17 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20211012-0136731

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

Joseph L. Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF October 2021.

RONALD K. NEVIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Ronald K. Nevin
NOTARY PUBLIC
My Commission Expires: 9-8-2025

Nellie Mae (Green) Smith died on March 2, 2019. Sarah Smith was appointed Executrix of the Estate of Nellie Mae (Green) Smith, June 2, 2021, by the Probate Court of Davidson County, Tennessee, Probate No. 21-P-914. The Executrix, by signing this deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Sarah Smith, as Executrix of the Estate of Nellie Mae (Green) Smith, conveys to Joseph Perry and Willie Perry all right, title and interest in the following described real estate:

LAND in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled the Plan of Re-Subdivision of part of Haynes Manor, Section 1, of record in Plat Book, 3700, Page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

SAID Lot # 68 fronts 84 feet on the Southerly side of Crouch Drive and extends back 132.6 feet on the Westerly line and 127.5 feet on the Easterly line to a deadline measuring 95.57 feet thereon.

BEING the same property conveyed to Joseph C. Smith and Wife, Nellie M. Smith as of record in Book 4217, page 249, Register's Office for Davidson County, Tennessee. Joseph C. Smith having died November 10, 1973, Davidson County Probate Docket # 95-P-1672.

Property located on 3841 Crouch Drive, Nashville, TN 37207.

Subject to any unpaid taxes, easements, restrictions and State and Federal tax liens.

Witness my hand this 8 day of Oct., 2021.

Estate of Nellie Mae (Green) Smith

By Sarah Smith
SARAH SMITH,
Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of Oct., 2021, before me personally appeared Sarah Smith to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

RONALD K. NEVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-8-2025