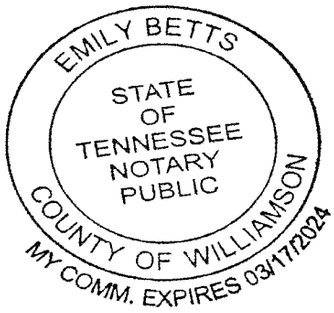
Karen Johnson Davidson County
Batch# 737968 DEEDWARR
10/15/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20211015-0139199



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Taylor Hubbard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF October, 2021.

Emily Betts
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02847

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maranatha Kellinger 900 Matthews Ave. Nashville, TN 37216	New owner	061 11 0 024.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary Wayne Derryberry, the legal heir of Frank J. Derryberry, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maranatha Kellinger, an unmarried woman**, hereinafter called the Grantees, their successors 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. 9 on the Map of Curley Manor Subdivision, as of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Greek, Engineers, as follows:

Beginning at the Southeast corner of said Lot No. 9 as shown on the Map of Curley Manor Subdivision, of record in Book 1835, page 73, said Register's Office; thence in a northwesterly direction 154.8 feet to a point in the margin of Matthews Street; thence northerly with the margin of said Street 5.9 feet to a point; thence northeasterly with the margin of said Street 125.86 feet to a point; thence easterly with the margin of said Street 20.7 feet to a point; thence easterly with the margin of said Street 33.98 feet to the northwest corner of Lot No. 8 on said map; thence with the westerly margin of said Lot No. 8 in a southerly direction 127.4 feet to the beginning.

Being the same property conveyed to Frank J. Derryberry and wife, Betty L. Derryberry, by Warranty Deed from H. H. Glazier and wife, Esther B. Glazier, of record in Book 2037, Page 431, in the Register's Office of Davidson County, Tennessee, dated February 21, 1952 and recorded on February 27, 1952. The said Betty L. Derryberry having died since September 24, 2016, leaving her husband as the surviving tenant.

Being the part of the same property devised to Gary Wayne Derryberry, by the Last Will and Testament of Frank Junior Derryberry, as shown in Case No. 21P654, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated January 16, 1980 and filed for record on March 29, 2021. The said Frank Junior Derryberry died on August 10, 2020.

Frank J. Derryberry is one and the same person ad Frank Junior Derryberry.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 900 Matthews Ave., Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

Gary Wayne Derryberry, in his capacity as Executor of the Estate of Frank J. Derryberry, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 12th day of October, 2021

Gary Wayne Derryberry

Gary Wayne Derryberry

Estate of Frank J. Derryberry

Gary Wayne Derryberry, Executor

Gary Wayne Derryberry, Executor

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 12th day of October, 2021, , before me personally appeared Gary Wayne Derryberry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

LANIKA RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Wayne Derryberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Frank J. Derryberry, the within named bargainor, and as such Executor executed the foregoing instrument for the purposes therein contained.

Notary Public

Commission Expires: 03/21/2022

LANIKA RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

Certificate of Authenticity

I, A Scott Hubbard, 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 12, 2021.

Date

A. Scott Hubbard

Affiant Signature

October 12, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of October, 2021.

Emily Betts

Notary's Signature

My Commission Expires: STATE Date OF TENNESSEE NOTARY PUBLIC

Notary's Seal (if on paper)

EMILY BETTS
STATE
Date OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024