Karen Johnson Davidson County
Batch# 753320 DEEDWARR
11/12/2021 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $765.90
20211112-0150721

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-6350

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of November, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wesley Melvin and Lindsay Brewster 2538 Woodberry Drive Nashville, TN 37214	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste 400 San Ramon, CA 94583	095-12-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jean Chesley, Executrix of Estate of Florence Martin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley Melvin, unmarried and Lindsay Brewster, unmarried, joint tenants with expressed rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 78 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office, Davidson County, Tennessee.

Said Lot No. 78 fronts 80 feet (incorrectly stated as 90 feet on prior deed) on the North side of Woodberry Drive, and runs back between lines measuring 192 feet on the West line and 190.5 feet on the East line, to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to William Joseph Martin and wife, Florence C. Martin

by Warranty Deed from Southland Construction Company, a Tennessee Corporation of record in Book 2449, page 9, Register's Office for Davidson County, Tennessee, dated September 7, 1955.

Being the same property conveyed to Florence E. Martin by Quitclaim Deed from William Joseph Martin of record in Book 6287, page 222, Register's Office for Davidson County, Tennessee, dated May 8, 1984 and recorded on May 8, 1984. (Value or consideration shown in aforementioned deed $10.00.)

The said Florence E. Martin aka Florence C. Martin died on or about September 8, 2019. Reference is made to her Last Will and Testament being probated in the Seventh Circuit Court of Davidson Tennessee (Probate Division) at Nashville, Tennessee under Docket No. 19P1865. Pursuant to the Last Will and Testament and Letters Testamentary, Jean Chesley was appointed Executrix. Said Last Will and Testament provided for the real property to be sold and the proceeds made a part of the residuary estate; See also Petition Order filed in Instrument No. 20200916-0105529.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 2538 Woodberry Drive, Nashville, TN 37214

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 and assigns forever; and we so covenant with the said GRANTEES 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 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.

Dated this the 5th day of November, 2021.

Estate of Florence Martin

By: _____
Jean Chesley, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Jean Chesley** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Executrix** of **Estate of Florence Martin,** the within named bargainor, and that as such **Executrix**, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of November, 2021.



_____
Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/05/21.

Affiant Signature

11/05/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/05/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON