Karen Johnson Davidson County
Batch# 754043 DEEDWARR
11/12/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211112-0151027

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

Affiant

Subscribed and sworn to before me, this 8TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-13-2024

(AFFIX SEAL)

LAURI E. GALLAGHER
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132782782

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company	Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company	
	(NAME)	
PO Box 4090	PO Box 4090	053-09-0B-119.00-CO
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Delilah Marie Reynolds Co-Executor and Brooke H. Pinkerton Co-Executor of the Estate of Peggy H. Howell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Section Six, Cumberland Station at Wilson Camp, as of record in Instrument No. 20041027-0129152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy H. Howell, an unmarried person, by Warranty Deed from Randall Phillips Homes, L.L.C., of record in Instrument No. 20051122-0141262, in the Register's Office for Davidson County, Tennessee, dated November 18, 2005 and recorded on November 22, 2005, as corrected in Instrument No. 20060323-0033153.

Said Peggy H. Howell died on May 1, 2021 and by her Will, admitted to probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 21P1519, ordered the within property to be sold. By further Order entered 10/29/2021, said court ratified the sale contract under which this conveyance is made, and vested the Co-Executors, Delilah Marie Reynolds and Brooke H. Pinkerton, with authority to execute this deed thereby divesting any beneficiary of said Will of his or her interest in said real property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2181 Freeman Lane, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my/our hand(s) this 5th day of November, 2021.

WARRANTY DEED
(Continued)

The Estate of Peggy H. Howell
BY: Delilah Marie Reynolds
Delilah Marie Reynolds, Co-Executor

The Estate of Peggy H. Howell
BY: Brooke H Pinkerton
Brooke H. Pinkerton, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delilah Marie Reynolds Co-Executor and Brooke H. Pinkerton Co-Executor of the Estate of Peggy H. Howell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2021.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Kelsey Christensen, 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 November 5, 2021 (date of document).

Kelsey Christ
Affiant Signature

11/8/2021
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11-13-2024

NOTARY'S SEAL

