Karen Johnson Davidson County
Batch# 768520 DEEDWARR
12/06/2021 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20211206-0161454

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2021.

Notary Public

My commission expires:
5.2.22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Diana L. Elliott	**First Community Mortgage, Inc.**	**149050A13700CO**
137 Pepper Ridge Cir	**275 Robert Rose Dr.**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

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 ACKNOWLEDGE, WE,

Deborah S. Rock, Executrix of The Estate of Anita L. Dungan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diana L. Elliott, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Second Revision to Phase Five, Pepper Ridge Condominiums of record in Plat Book 7900, Page 560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles R. Dungan and wife, Anita L. Dungan, by Warranty Deed from Johnny J. Dyer and wife, Myrtle C. Dyer, dated July 31, 1996, of record in Book 10163, Page 445, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Charles R. Dungan and Anita L. Dungan continued uninterrupted until the death of Charles R. Dungan on October 5, 2001, leaving Anita L. Dungan the sole surviving tenant by the entirety. Anita L. Dungan died testate on May 29, 2021, and by her Last Will and Testament, probated in Davidson County, Tennessee Circuit Court Probate Division Docket No. 21P1310, directed that subject property be sold by the Executrix of her Estate. Deborah S. Rock is the duly appointed Executrix of the Estate of Anita L. Dungan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 137 Pepper Ridge Cir, Antioch, TN 37013.

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 in 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 hand this 30th day of November, 2021.

The Estate of Anita L. Dungan

Deborah S Rock

By: Deborah S. Rock
Executrix

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Deborah S. Rock** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Executrix of The Estate of Anita L. Dungan and that she is authorized by The Estate of Anita L. Dungan to execute this instrument on its behalf

Witness my hand, at office, this 30th day of November 2021, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025