Karen Johnson Davidson County
Batch# 770225 DEEDWARRSP
12/08/2021 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20211208-0162765

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater. for this transfer is $670,000.00. Affiant Subscribed and sworn to before me. This 1st day of December, 2021. Notary Public My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Kim Gregory 816 Boscobel Street Nashville, Tennessee 37206	New Owner	Map 82-16 Page 342

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

For and in consideration of the sum of One Dollar and Zero Cents ($1.00) cash in hand paid, know all persons by these presents, **Michael Castellarin, Personal Representative of the Estate of James Edward McGinley**, (hereinafter referred to as "Grantor") does hereby transfer, and convey unto **Kim Gregory** (hereinafter referred to as the "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being lot No. 131 on the plan of William's First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for said County.

Said lot No. 131 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to James E. McGinley and wife, Ann C. McGinley by Quitclaim Deed from Roberta Elizabeth Carter (a widow), of record in Instrument No. 20070921-0112911, Register's Office for Davidson County, Tennessee, dated September 7, 1995, and recorded on September 21, 2007. Ann C. McGinley predeceased James E. McGinley and title vested in James E. McGinley as sole surviving tenant by entirety. James E. McGinley died on June 16, 2020. His Last Will and Testament was probated in Case

Number 20P976 in the Seventh Circuit Court for Davidson County, Tennessee. This conveyance is being made pursuant to the order of the Seventh Circuit Court for Davison County, Tennessee in case number 20P976 which was entered on November 19, 2021.

This is improved property known as 816 Boscobel Street Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Subject to Easement as of record in Instrument No. 20210930-0131828, said Registers Office
2. Subject to all matters disclosed on Plat Book 21, Page 45, said Register's Office.
3. Subject to any and all other encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.
4. Department of Codes Administration Restrictive Covenants for Detached Structure in Instrument No. 20130226-0018994, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantor covenants and binds himself, his heirs and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor in his capacity as Personal Representative, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1st day of December 2021.

The Estate of James Edward McGinley

By: _____

Michael Castellarin,
Personal Representative

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Michael Castellarin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Personal Representative** of the **Estate of James Edward McGinley,** and as such Personal Representative acknowledged that he is authorized to execute the foregoing instrument on behalf of Estate of James Edward McGinley the within named bargainor, and that he as such Personal Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Personal Representative.

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

_____
Notary Public

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 1st day of December, 2021.

Date: 12-1-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1st day of December, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY