WARRANTY DEED

Karen Johnson Davidson County
Batch# 770226 DEEDWARR
12/08/2021 11:11:01 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20211208-0162766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA MORGAN NOTARY PUBLIC STATE OF TENNESSEE 06/24/2024 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terra Leanne Reeves	FirstBank	102-07-0-033.00
(NAME)	(NAME)	
6600 Cabot Drive	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Royce S. Luplow and Natalie S. Nixon, devisees of the Estate of Grace S. Sherrill, Deceased**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Terra Leanne Reeves, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennesee, described as follows, to-wit:

Being Lot No. 113 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County.

Said Lot No. 133 fronts 75 feet on the westerly side of Cabot Drive and extends back between parallel lines, 149.95 feet to a dead line.

Being the same property conveyed to Roy W. Sherrill and wife, Grace S. Sherrill by Warranty Deed from Murphree Realty Company, dated 12/15/1967 and recorded 12/18/1967, Register's Office for Davidson County, of record in Book 4198, Page 552, Register's Office for Davidson County, Tennessee.

The said Roy W. Sherrill died on 04/01/2004, leaving the said Grace S. Sherrill the sole surviving tenant by the entirety.

The said Grace S. Sherrill died testate on 11/01/2014, devising subject property to Royce S. Luplow and Natalie S. Nixon, as evidenced in Instrument No. 201510070102134 and Will Instrument 201510070102135, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6600 Cabot Drive, Nashville, TN 37209

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of December, 2021.

Royce S. Luplow

Royce S. Luplow

Natalie S. Nixon

Natalie S. Nixon

State of Tennessee
County of Sumner

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Royce S. Luplow and Natalie S. Nixon, devisees of the Estate of Grace S. Sherrill, Deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of December, 2021.

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075