Karen Johnson Davidson County
Batch# 786054 DEEDWARR
01/10/2022 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,082.25
20220110-0002909

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-03247

Address of New Owner:	Send Tax Bills to:	Tax Information:
William R. & Jennifer A. Wood, 925 Wemberton Drive Nashville, TN 37214	Same	108-04-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris A. Laurenzi and David Laurenzi, Co-Administrators of the Estate of Susan Elizabeth Johnson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William R. Wood and Jennifer A. Wood, Husband and Wife**, hereinafter called the Grantees, their successors 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 Lot No. 84 on the Plan of Larchwood, Section 2 of record in Book 5200, Pages 57, 58 and 59, 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 Chris A. Laurenzi, unmarried by Warranty Deed from Jay S. Johnson and wife, Susan E. Johnson of record in Book 7343, page 966, Register's Office for Davidson County, Tennessee, dated August 31, 1987 and recorded on September 03, 1987. (Value or consideration shown in aforementioned deed $72,500.00.)

Being the same property conveyed to Susan Johnson by Quitclaim Deed from Chris Laurenzi of record in Book 9703, page 859, Register's Office for Davidson County, Tennessee, dated June 06, 1995 and recorded on June 16, 1995. (Value or consideration shown in aforementioned deed $0.00.)

Susan Johnson died March 30, 2020. The Circuit Court for Davidson County, Tennessee appointed David Laurenzi and Chris Laurenzi as Co-Administrators in Docket No. 20P-882, under order executed on the 17th of December, 2021. As per the order, David Laurenzi and Chris Laurenzi are authorized to execute any and all documents necessary to effectuate the sale of the real property consistent with the terms and conditions in the order.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 925 Wemberton 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of December, 2021

The Estate of Susan Elizabeth Johnson

Chris A. Laurenzi, Co-Administrator

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Phoebe LaBlonde, **Chris A. Laurenzi, Co-Administrator of the Estate of Susan Elizabeth Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of December, 2021.

Notary Public
My Commission Expires: 11/06/2024

PHOEBE LABLONDE
Notary Public - Arizona
Maricopa County
Commission # 593615
My Comm. Expires Nov 6, 2024

WITNESS my hand this 29th day of December, 2021

The Estate of Susan Elizabeth Johnson

David Laurenzi, Co-Administrator

STATE OF Wisconsin

COUNTY OF Racine

Personally appeared before me, LaToya M Smith, **David Laurenzi, Co-Administrator of the Estate of Susan Elizabeth Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2021.

LaToya M. Smith
Notary Public
My Commission Expires: 11/18/2024

LaToya M Smith
Notary Public
State of Wisconsin

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 09th December, 2021.

Custodian's Signature — 12/29/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 09th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023