BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 787670 DEEDWARR
01/11/2022 01:43:46 PM 2 pgs
Fees: $13.00 Taxes: $1,435.60

20220111-0003550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF January 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel C. Boone	New Owner	
(NAME)	(NAME)	
744 Gloucester Ln.		141 05 0A 259.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **RICHARD SHEARROW, EXECUTOR OF THE ESTATE OF ZONA MARIE SHEARROW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL C. BOONE, AND JAIME BOONE MESHELL, AS TENANTS IN COMMON,** 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 Lot No. 259 on the Plan of Avondale Park, Phase I, Section 4 of record in Instrument No. 20090318-0024196, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zona Marie Shearrow, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20100602-0042459, in the Register's Office of Davidson County, Tennessee, dated May 26, 2010 and recorded on June 02, 2010. The said Zona Marie Shearrow having died testate on July 24, 2021. The said Zona Marie Shearrow died onJuly 24, 2021 leaving a Last Will and Testament that was probated under Docket No. 21P1734 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Richard Shearrow was appointed to serve as Executor and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103.

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

unimproved
This is improved x property, known as 748 Gloucester Ln., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 hand this 30 day of Dec, 2021

THE ESTATE OF ZONA MARIE SHEARROW

BY: Richard Shearrow, Executor

RICHARD SHEARROW, EXECUTOR

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, the undersigned notary public, Richard Shearrow with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Estate of Zona Marie Shearrow, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 30th day of December, 2021.

Commission expires: Jan 31, 2024

Maureen A Wilson
Notary Public

MAUREEN ALETHA WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2024