THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **286,680.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 801858 DEEDWARR
02/08/2022 02:44:00 PM 2 pgs
Fees: $13.00 Taxes: $1,060.72

20220208-0014591

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Reed Howden	Regions Bank d/b/a Regions Mortgage	MAP 075-04-0-
517 Frankfort Drive	2050 Parkway Office Circle	PARCEL095.00
Hermitage, TN 37076	Hoover, AL 35244	
(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, **Patricia M. Richards, Nena Marie Howden, Melanie Jane Butler, Mary J. Hammer, Joseph A. Petrone, Maria P. Parkerson, Shannon Boyd Petrone and Jordyn Leigh Petrone**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Reed Howden, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, 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. 329 on the Plan of Tulip Grove, Section 5 of record in Plat Book 4175, Page 71, 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 Michael J. Petrone, Sr. and wife Joan B. Petrone by Warranty deed from Fischer & Short Construction Co., Inc of record in Book 4514, page 826, Register's Office for Davidson County, Tennessee, dated June 23, 1971 and recorded on June 25, 1971.

The said Michael J. Petrone, Sr. died on or about March 21, 2002, leaving Joan B. Petrone as surviving tenant by the entirety.

The said Joan B. Petrone a/k/a Joan Boyd Petrone died intestate on or about August 29, 2013, leaving a Probate at Docket No. 13P1494, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

By Affidavit of Inheritance recorded as Instrument 20140625-0055758, the heirs at law of Joan B. Petrone were shown to be Michael J. Petrone, Jr., Patricia M. Richards, Nena Marie Howden, Melanie Jane Butler, Mary J. Hammer, Joseph A. Petrone and Maria P. Parkerson.. The said Michael J. Petrone, Jr. has also since died (11/22/2020), intestate and unmarried. His heirs-at-law are his daughters, Jordyn Leigh Petrone and Shannon Boyd Petrone.. Reference is made to an Affidavit-of-Heirship recorded simultaneously herewith as Instrument 20220208-0014588

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **517 Frankfort Drive, Hermitage, TN 37076.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, hisr 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 our hands this the 4th day of February, 2022.

Patricia M. Richards

Patricia M. Richards

Nena Marie Howden

Nena Marie Howden

Melanie Jane Butler

Melanie Jane Butler

Mary J. Hammer

Mary J. Hammer

Joseph A. Petrone

Joseph A. Petrone

Maria P. Parkerson

Maria P. Parkerson

Jordyn Leigh Petrone by Mary J. Hammer

Jordyn Leigh Petrone by Mary J. Hammer, Attorney-in-Fact

Shannon Boyd Petrone by Mary J. Hammer

Shannon Boyd Petrone by Mary J. Hammer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary J. Hammer, Patricia M. Richards, Nena Marie Howden, Melanie Jane Butler, Joseph A. Petrone and Maria P. Parkerson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of February, 2022.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary J. Hammer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jordyn Leigh Petrone and Shannon Boyd Petrone**, as their Attorney in Fact, as the free act and deed of the within named **Jordyn Leigh Petrone and . Shannon Boyd Petrone.**

Witness my hand and official seal this the 4th day of February, 2022.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE