EXECUTOR WARRANTY DEED

Karen Johnson Davidson County
Batch# 804248 DEEDWARR
02/11/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20220211-0015978

T-TAG-21-1631-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MARJORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Gardwill, LLC	New owner	
(NAME)	(NAME)	**072-10-0-306.00 AND 072-10-0-305.00**
208 Key Court	208 Key Ct.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **SHIRLEY M. MURRAY, EXECUTRIX OF THE ESTATE OF IOLA M. BOND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARDWILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 and Lot No. 25 on the Plan of Charles U. Coggin's First Addition to Nashvile of record in Plat Book 421, Page 33, 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 a part of the same property conveyed to Calvin L. Bond and wife, Iola M. Bond by Installment deed from Elbert Threet and wife, Sarah Threet, of record in Book 3900, page 393, Register's Office for Davidson County, Tennessee, dated June 03, 1965 and recorded on June 10, 1965. The said Calvin L. Bond having predeceased Iola M. Bond, leaving Iola M. Bond as the surviving tenant by the entirety. Said Iola M. Bond having since died on December 11, 2019. Shirley M. Murray, Executrix of the Estate of Iola M. Bond, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Order Approving Sale in Docket No. 20-P-370, in the Seventh Circuit Court of Davidson County, Tennessee, Probabte Division.

(As to Lot 24)

Being a part of the same property conveyed to Calvin L. Bond and wife, Iola M. Bond by Installment deed from Elbert Threet and wife, Sarah Threet, of record in Book 4374, page 278, Register's Office for Davidson County, Tennessee, dated October 13, 1969 and recorded on October 23, 1969. The said Calvin L. Bond having predeceased Iola M. Bond, leaving Iola M. Bond as the surviving tenant by the entirety. Said Iola M. Bond having since died on December 11, 2019. Shirley M. Murray, Executrix of the Estate of Iola M. Bond, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Order Approving Sale in Docket No. 20-P-370, in the Seventh Circuit Court of Davidson County, Tennessee, Probabte Division.

(As to Lot 25)

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved and unimproved** property known as: **1631 and 0 Northview Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantees, their successors and assigns, forever. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Executrix only, do covenant with the said Grantees, that I as the Executrix only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered. And I, as Executrix only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 28 DAY OF JANUARY, 2022.

The Estate of Iola M. Bond

BY: _____
Shirley M. Murray
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY M. MURRAY, EXECUTRIX of the THE ESTATE OF IOLA M. BOND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 1/28/22.

Affiant Signature

1/31/22
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 31st day of January, 2022

Notary's Signature

(Notary Seal)

JACQUELINE D. BRUSH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22