Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 2202 00033

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812897 DEEDWARR
03/01/2022 10:48:11 AM 2 pgs
Fees: $13.00 Taxes: $1,687.20

20220301-0023009

2022-02-81

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2022.

(Affix Seal) Notary Public

My Commission Expires:

SARA C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tony Greg Puckett and Jennifer A. Puckett 2503 Midvale Drive Nashville, TN 37214	6503 Lenox Ave., Nichols Hills, OK 73116	Map/Parcel 084-04-0-035.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victor Murdaugh White, Executor of the Estate of Helen Murdaugh White,** having been filed for Probate in Williamson County Chancery Court, Case No. 94CHI-2021-PR-11544, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Tony Greg Puckett and Jennifer A. Puckett, husband and wife**, hereinafter called the GRANTEES, their heirs 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. 42 on the Plan of Section Two, McGávock Heights, of record in Book 2330, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 90 feet on the south side of Midvale Drive and runs back between lines, 159.7 feet on the west line and 218.7 feet on the east line to a dead line in the rear, which is a broken line, measuring 113.5 feet thereon.

Being the same property conveyed to Austin W. Smith, Jr., and wife, Marjorie P. Smith by Warranty deed from Mrs. Viola W. Hattle, a window of record in Book 4298, page 961, Register's Office for Davidson County, Tennessee, dated December 31, 1968 and recorded on January 07, 1969. The said Marjorie P. Smith having died, leaving Austin W. Smith, Jr. as surviving tenant by the entirety. Being the same property conveyed to Austin W. Smith, Jr Trustee by Quitclaim Deed from Austin W. Smith, Jr of record in Instrument No. 20010507-0047011 Register's Office for Davidson County, Tennessee, dated April 03, 2001 and recorded on May 07, 2001 and within the same deed the said Austin W. Smith, Jr Trustee conveyed his interest in the subject property to The Austin W. Smith, Jr trust dated April 03, 2001, a Revocable Living Trust. Being the same property conveyed to Austin W. Smith Jr and Helen Murdaugh White Smith, as Tenants by the Entirety by Quitclaim deed from Austin W. Smith, Jr Trust of record in Instrument No. 20070213-0018239 Register's Office for Davidson County, Tennessee, dated February 12, 2007 and recorded on February 13, 2007, and Amended Quitclaim Deed recorded on March 08, 2007 in Instrument No. 20070308-0028460. The said Austin W. Smith Jr having died on or about July 5, 2015, leaving Helen Murdaugh White Smith as surviving tenant by the entirety. Being the same property conveyed to Helen Murdaugh White by Quitclaim deed from Helen Murdaugh White, formerly known as Helen Murdaugh White

Smith of record in Instrument No. 20181102-0108907 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 02, 2018. Said Quitclaim Deed having been corrected by Scrivener's Affidavit of record in Instrument No. 20220216-0017999, Register's Office for Davidson County, Tennessee. The said Helen Murdaugh White having died on January 24, 2021 and her Estate having been filed for Probate in Williamson County Chancery Court, Case No. 94CHI-2021-PR-11544. Victor Murdaugh White was deemed Executor of the Estate of Helen Murdaugh White in said Probate.

This conveyance is subject to the following: Davidson County taxes for the year 2022, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2503 Midvale 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 and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds itself, its successors and assigns, 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.

Effective the ____ day of February, 2022:

executor

Victor Murdaugh White, Executor of the Estate of Helen Murdaugh White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Victor Murdaugh White, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Helen Murdaugh White, the within bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as the Estate of Helen Murdaugh White.

Witness my hand, at office, this 28 day of February, 2022:

Notary Public

My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024