35773-8

Box 14

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Karen Johnson Davidson County
Batch# 843015 DEEDWARR
04/20/2022 10:40:42 AM 3 pgs
Fees: $18.00 Taxes: $3,962.70
20220420-0045601

Margaret H. Taylor

Ivey Title, LLC Ref: (DM) Title No.: 62578
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Buhl 15 Lexington Green Nashville, TN 37215	Michael Buhl 15 Lexington Green Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131010J01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,071,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie Thoenes and Deanna Lisa Russell, as Co-Executors under the Last Will and Testament of Delores A. McInurff,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Buhl** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lexington Green of record in Book 6900, page 198, amended by Surveyors Certificate of Correction in Book 7501, page 786, Register's Office for said County, to Which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry W. McInturff and wife, Dolores A. McInturff by Warranty Deed from George W. Jones and wife, Rebecca Graham Jones, dated May 12, 1993 and recorded on May 12, 1993 of record in Book 8946, page 979, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 22, 1995, recorded April 2, 1997 of record in Book 10402, page 433, said Register's Office. Jerry W. McInturff conveyed his interest in subject property to Dolores D. McInturff (being one and the same person as Delores A. McInturff). The said Dolores D. McInturff has since died. The Last Will and Testament of Dolores Dyer McInturff, Docket No. 22P4 in the Seventh Circuit Court for Davidson County, Tennessee. Probate Division, appointed Melanie Thoenes and Deanna Lisa Russell as Co-Executors under said will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 198, amended by Surveyors Certificate of Correction of record in Book 7501, page 786, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7118, page 21, amended in, Instrument No. 20200612-0060333, Instrument No. 20210524-0070335, Instrument No. 20210616-0080888, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Lexington Green Homeowners Association of record in Book 7144, page 262, said Register's Office.

This is improved property, known as 15 Lexington Green, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 & 19th day of April, 2022, respectively.

Estate of Dolores Ann McInturff
By: Melanie Thoenes, Co-Executor
Melanie Thoenes, Co-Executor

Deanna Lisa Russell
Deanna Lisa Russell, Co-Executor

* **State of** Florida

County of Pinellas

On this 14 day of April, 2022, before me the undersigned authority, personally appeared **Melanie Thoenes, as Co-Executor of the Estate of Dolores Ann McInturff,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X

Notary

My Commission Expires: 8/16/2025

Notary Public State of Florida
Aaron Stypinski
My Commission
HH 165592
Exp. 8/16/2025

State of Tennessee

County of Davidson

On this 19th day of April, 2022, before me the undersigned authority, personally appeared **Deanna Lisa Russell, as Co-Executor of the Estate of Dolores Ann McInturff,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,071,000.00.

Affiant

Sworn and subscribed before me this 19 day of April, 2022.

Notary

My Commission Expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY