Karen Johnson Davidson County
Batch# 845796 DEEDWARR
04/26/2022 11:45:19 AM 2 pgs
Fees: $13.00 Taxes: $797.35
20220426-0047911

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$215,500.00**

Subscribed and sworn to before me this 19th day of April, 2022.

Notary Public Affiant

My Commission Expires: _____

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Stephanie Liu, a married woman **83-37 St. James Avenue, Apt. 5D** **Elmhurst, NY 11373**	**Same as New Owner:**	**043-13-0-280.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **BENEFICIARIES OF THE ESTATE OF TERESA K. DAVIS, DECEASED,** have this day bargained and sold, and do hereby transfer and convey unto the said **STEPHANIE LIU, A MARRIED WOMAN,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "G" on the Plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 3 fronts 56 feet on the Easterly side of Idlewild Avenue and runs back between parallel lines 138.6 feet to a dead line.

Being the same property conveyed to Walter L. Davis and wife, Teresa K. Davis, by Warranty Deed from Thomas G. Grubbs and wife, Donna K. Grubbs, of record in Book 6159, Page 689, Register's Office for Davidson County, Tennessee, dated October 13, 1983 and recorded on October 19, 1983.

Said Walter L. Davis became deceased on February 6, 2016, vesting Teresa K. Davis as surviving tenant by the entirety. Said Teresa K. Davis became deceased on May 14, 2021 leaving a Last Will and Testament admitted to Probate in Docket No. 21P1261 Chancery Court of Davidson County, Tennessee. In accordance with the terms of said Will, Carol D. Carney-Hall, Wendolyn J. Smith, Charles B. Carney, and Kimberly Leanne Davis are the named beneficiaries of the Estate of Teresa K. Davis, deceased.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SL-22-407

Witness our hands this 19 day of April, 2022.

Carol D. Carney-Hall

Carol D. Carney-Hall

Wendolyn J. Smith

Wendolyn J. Smith

Charles B. Carney

Charles B. Carney

Kimberly LeAnne Davis

Kimberly Leanne Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RUSSELL FREEMAN, a Notary Public in and for said County and State, **Carol D. Carney-Hall**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of April, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RUSSELL FREEMAN, a Notary Public in and for said County and State, **Wendolyn J. Smith**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of April, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RUSSELL FREEMAN, a Notary Public in and for said County and State, **Charles B. Carney**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of April, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RUSSELL FREEMAN, a Notary Public in and for said County and State, **Kimberly Leanne Davis**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of April, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY