Karen Johnson Davidson County
Batch# 845892 DEEDWARR
04/26/2022 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20220426-0048054

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $457,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 14th day of April, 2022. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer June Mills McFerron and Charles William McFerron	First Bank	084-14-0-154.00
113 Dellrose Drive	722 Columbia Ave	
Nashville, TN 37214	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LESLIE SPERRAZZA, EXECUTOR OF THE ESTATE OF SUZANNE CECIL VAN HOOSER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER JUNE MILLS MCFERRON AND CHARLES WILLIAM MCFERRON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

JJMM CWM

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 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.

Being the same property conveyed to B. Gordon Vanhooser and wife, Suzanne C. Vanhooser by Warranty deed from Patricia G. Crandell, unmarried of record in Instrument No. 20100825-0067164 Register's Office for Davidson County, Tennessee, dated August 24, 2010 and recorded on August 25, 2010.

The said B. Gordon Vanhooser having died on or about February 4, 2021, leaving Suzanne C. Vanhooser as surviving tenant by the entirety.

The said Suzanne C. Vanhooser having died on or about August 31, 2021, leaving a Probate at Docket No. 21P1968, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 113 Dellrose Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2022.

Estate of Suzanne Cecil Van Hooser

By: Leslie Sperrazza, Executor
Leslie Sperrazza, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie Sperrazza, Executor of Estate of Suzanne Cecil Van Hooser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025