Karen Johnson Davidson County
Batch# 855675 DEEDWARR
05/16/2022 09:21:58 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220516-0055685

WARRANTY DEED

Kasey Kelchner State of Tennessee Notary Public Rutherford County

#16331

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 11-17-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott W Sheridan Mary H Melby	Churchill Mortgage Corporation	09015014700
(NAME)	(NAME)	
415 Capri Court	1749 Mallory Lane Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Alton Darren Bayne, a/k/a Darren Bayne,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott W Sheridan and Mary H Melby, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 1159 on the Plan of Charlotte Park Subdivision, Section 16, as of record in Book 3300, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1159 fronts 44.07 feet on the northerly side of the culdesac of Capri Court and runs back between lines, 160 feet on the easterly side and 129.5 feet on the southwesterly side, to a line in the rear measuring 168.2 feet thereon.

Being the same property conveyed to Darren Bayne by deed from Terri Owens, Executrix for the Estate of Delores Bayne, deceased, of record in Instrument Number 20080129-0008988. Darren Bayne a/k/a Alton Darren Bayne having died intestate as established by Probate File 20P143, Probate Court Clerk's Office for Davidson County, Tennessee. Order to Sell Real Estate to Pay Debts of the Estate of Alton Darren Bayne, deceased, recorded in Instrument Number 20210519-0067597, Register of Deeds Office of Davidson County, Tennessee, grants Michael M. Castellarin, Administrator, to sell property subject to court approval.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 415 Capri Court, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness my/our hands this 9th day of May, 2022.

The Estate of Alton Darren Bayne

By: _____ Administrator
Michael M Castellarin, Administrator

State of Tennessee
County of Davidson

On this 9th day of May, 2022, before me, personally appeared Michael M. Castellarin as Administrator of the Estate of Alton Darren Bayne, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.
WITNESS my hand and seal this 9th day of May, 2022.

Sarah E. Jones
Notary Public
My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY