Karen Johnson Davidson County
Batch# 859209 DEEDWARR
05/19/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220519-0058259

Name and Address of New Owner:
Valerie D. Aguilar
1281 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 142-09-0E-090.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeanine D. Vedros, Executor of Estate of Carol Reuther, Jeanine Vedros, Executor**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valerie D. Aguilar, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1281, together with the carport designated No. 1281C in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation Condominium Apartments, Section Seven, Phase One, recorded in Book 5200, Page(s) 705 and 706, inclusive, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Arthur M. Reuther and wife, Carol A. Reuther by Warranty Deed from The Heirs-at-Law of Patrick J. Curran, Jr., as follows: Patrick Joseph Curran, III, Rose Lehman Curran, Betty Ann Curran Jones, Karen Curran Timmons, John Hailey Curran, Michael Gerard Curran, Tina Curran Holt, Gina Curran Moore and Catherine Curran Potter of record in Book 8593, Page 15, Register's Office for Davidson County, Tennessee, dated April 01, 1992 and recorded on April 03, 1992.

Arthur M. Reuther having died on or about June 25, 1993, leaving Carol A. Reuther as surviving tenant by the entirety.

The said Carol A. Reuther having died on or about October 11, 2021, leaving a Probate at Docket No. 21P2176 in the Seventh Circuit Court for Davidson County, Tennessee (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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

Estate of Carol Reuther, Jeanine Vedros, Executor

By: _____(SEAL)
Jeanine D. Vedros, 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 Jeanine D. Vedros, Executor of Estate of Carol Reuther, Jeanine Vedros, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN P. ISSEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 9th day of May, 2022.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this 9th day of May, 2022.

ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Eliza Whitfield
Notary Public
My commission expires: 5-5-2025

File No. ST-22-424

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 05/13/2022 ____ (date of document).

Affiant Signature

05/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of May, 2022.

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

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025