Karen Johnson Davidson County
Batch# 861473 DEEDWARR
05/24/2022 09:45:46 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20220524-0059968

WARRANTY DEED

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leigh Rabine Toomey and Edward Michael Toomey	Synovus Mortgage Corp	Parcel ID: 061 12 0 087.00
(NAME) 1137 Riverwood Drive	(NAME) 2204 Lakeshore Drive, Ste. 325	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Judy Carol Black as Executrix and as Devisee of the Estate of Sarah Ivadell Cantrell**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Leigh Rabine Toomey and Edward Michael Toomey, husband and wife**, 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. 104 on the Plan of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office for said County.

Said Lot No. 104 fronts 80 feet on the north side of Riverwood Drive and runs back 283.5 feet on the west line and 300.5 feet on the east line to a dead line in the rear on which it measures 81.6 feet.

Being the same property conveyed to Emery P. Cantrell and wife, Ivadell Cantrell from William B. Rainey and wife, Jane M. Rainey by Warranty Deed dated January 22, 1958 and recorded on January 22, 1958 in Book 2736, Page 39, Register's Office for Davidson County, Tennessee. The said Emery P. Cantrell having since died on June 3, 2011 and subject property vested in Ivadell Cantrell as the surviving tenant by entirety. The said Ivadell Cantrell a/k/a Sarah Ivadell Cantrell having since died on October 13, 2021, her Last Will and Testament devising the subject property to Judy Carol Black. The decedent's estate was probated in the Probate Court for Davidson County, Tennessee, Docket No. 21P-2219.

Further being the same property conveyed to Judy Carol Blake, an unmarried person, from Judy Carol Blake as Executrix and as Devisee of the Estate of Sarah Ivadell Cantrell by Executrix's Quitclaim Deed dated April 12, 2022 and recorded on April 13, 2022 in Instrument No. 20220413-0043078, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 1137 Riverwood Drive, Nashville, TN 37216

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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 hand this 17th day of May, 2022.

Judy C. Blake

Judy Carol ~~Black~~ Blake, Executrix and as Devisee of the Estate of Sarah Ivadell Cantrell

JCB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Carol Blake, individually and as Executrix of the Estate of Sarah Ivadell Cantrell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the17th day of May, 2022.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024