WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MAY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2684LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Timothy Philip Noonan	Pinnacle Bank	
6740 Currywood Drive	150 3rd Avenue S.	
Nashville, TN 37205	Nashville, TN 37201	115 06 0 043.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TERRY L PAGE, ADMINISTRATOR OF ESTATE OF LINDA JUNE MORTON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY PHILIP NOONAN, MARRIED** 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. 55 on the Plan of West Meade Hills, Section 2, as of record in Book 2900, Page 98, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 55 fronts 135 feet on the Northeasterly side of Currywood Drive and runs back between lines 250.5 feet on the Northwesterly side and 259.4 feet on the Southeasterly side to a broken line in the rear, measuring 202.0 feet thereon.

Being the same property conveyed to Linda June Morton, by Quit Claim Deed from Jean Raby, of record in Book 8108, Page 297, in the Register's Office of Davidson County, Tennessee, dated May 01, 1990 and recorded on May 14, 1990. The said Linda June Morton being deceased as of August 31, 2021 (also see Probate at Docket No. 21P-1866).

*Terry L Page, Administrator of Estate of Linda June Morton, signs this instrument pursuant to an Order Approving sale of Real Property, dated May 26th, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket # 21P-1866.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, West Meade Hills, as recorded in Plat Book 2900, Page(s) 98, as amended in Instrument No. 20211207-0161735. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3097, Page 485.

Karen Johnson Davidson County
Batch# 867088 DEEDWARR
06/03/2022 12:34:30 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220603-0064370

This is improved property known as 6740 Currywood Drive, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 27 day of May, 2022.

Estate of Linda June Morton

Terry L Page, Administrator of Estate of Linda June Morton, pursuant to an Order Approving sale of Real Property, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket # 21P-1866.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TERRY L PAGE, ADMINISTRATOR OF ESTATE OF LINDA JUNE MORTON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of May, 2022.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Lisa Allard, 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 May 31, 2022.

Lisa Allard, Affiant May 31, 2022

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 31, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024