Karen Johnson Davidson County
Batch# 868224 DEEDWARR
06/07/2022 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220607-0065044

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $290,000.00. Affiant *Subscribed and sworn before me this 31st day of May, 2022.* Notary Public My commission expires: 7/3/2023 (Affix Seal)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT PREPARED BY
Mockingbird Title & Escrow / Teresa M. Morgan, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Crystal Wirth 1204 Kirkland Ave. Nashville, Tennessee 37216	Movement Mortgage, LLC PO Box 105178 Atlanta, GA 30348-5178	072-070-060.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CHRISTOPHER AARON BALLOU, EXECUTOR FOR THE ESTATE OF MELANIE LYNN GREGORY MELTON

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CRYSTAL WIRTH, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, ITS 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, near the city of Nashville, being the westerly 50 feet of Lot No. 20 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 250 feet on the west line and 248.4 feet, more or less, on

the east line to a dead line in the rear, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Melanie Lynn Gregory by Last Will and Testament of Elizabeth Day Gregory, Davidson County Probate Court, Docket No. 94022, as record in Will Book 169, Page 878. Elizabeth D. Gregory and Elizabeth Day Gregory being one and the same.

Being the same property conveyed to Melanie Gregory Melton and Aaron Leroy Melton, as tenants by the entirety, from Melanie Gregory Melton by Quitclaim Deed executed on August 17, 2010 of record in Instrument No. 20100817-0065047, Register's Office for Davidson County, Tennessee.

Said Aaron Leroy Melton died on or about July 27, 2011. Melanie Gregory Melton died testate on or about December 8, 2021. The Last Will and Testament of Melanie Gregory Melton was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P-91, and Christopher Aaron Ballou was appointed to serve as Executor of the Estate of Melanie Lynn Gregory Melton by order of the court. The Last Will and Testament specifically empowers Christopher Aaron Ballou to convey real property.

Melanie Gregory Melton and Melanie Lynn Gregory Melton being one and the same.

This conveyance is subject to all Easements and Restrictions of record.

This is improved property known as **1206 Kirkland Ave, Nashville, Tennessee 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 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 hand 31st day of May, 2022.

THE ESTATE OF MELANIE LYNN GREGORY MELTON

BY: Christopher Aaron Ballou
CHRISTOPHER AARON BALLOU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Christopher Aaron Ballou, the bargainor(s) 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, and who further acknowledged that he is the Executor of the Estate of Melanie Lynn Gregory Melton, Davidson County Seventh Circuit Court, Docket No. 22P91, and he has the authority to execute the foregoing document.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2022.

Teresa Morgan
NOTARY PUBLIC

My commission expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

TRUE COPY CERTIFICATION

I, Teresa Morgan, Tennessee BPR No. 033448, 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.

Teresa Morgan 5/31/2022
TERESA MORGAN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-7-2023

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 31st day of May, 2022.

NOTARY PUBLIC
My Commission Expires: July 3, 2023