Karen Johnson Davidson County
Batch# 870863 DEEDWARR
06/14/2022 10:16:04 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220614-0067408

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER

Christopher Vicic
424 Harwell Drive
Hermitage, TN 37076-2116

MORTGAGEE

Canopy Mortgage LLC
360 Technology Ct #200
Lindon, UT 84042

SEND TAX BILLS

Mortgagee

MAP-PARCEL:

075-14-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Belinda Jane Smith, Executrix for the Estate of Clarence Ray Howard,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Vicic and Sydni Lanphier-Vivic, Husband and Wife,** hereinafter called the Grantee, his 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 25, on the Plan of Hermitage Estates, Section 4, as of record in Book 3700 Page 148, Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Clarence Ray Howard and Effie M. Hewitt, as Joint Tenants with Right of Survivorship by Quitclaim Deed from C. R. Howard, aka Clarence Ray Howard, and Effie Hewitt, aka Effie M. Hewitt of record in Book 9869, page 875, Register's Office for Davidson County, Tennessee, dated November 24, 1995 and recorded on November 28, 1995.

Said Effie Hewitt, aka Effie M. Hewitt, deceased on April 7, 2001, vesting C.R. Howard, Aka Clarence Ray Howard as surviving tenant.

C.R. Howard, Ray C. Howard, and Clarence Ray Howard are one the same person.

Said Clarence Ray Howard, deceased on November 16, 2021. Pursuant to the Last Will and Testament of Ray C. Howard was admitted to the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) under Probate No. 22P-37 that gives Belinda Jane Smith, Executrix full power to convey said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

This is improved property known as **424 Harwell Drive Hermitage, TN 37076-2116.**

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 our hands this 10th day of June, 2022.

Belinda Jane Smith, Executrix

Belinda Jane Smith, Executrix for the Estate of
Clarence Ray Howard

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Belinda Jane Smith as Executrix for the Estate of Clarence Ray Howard, the bargainor(s) with whom I am personally acquainted (or proved to me 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 this 10th day of June, 2022.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $375,000.00.

Lisa Brown

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2022.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/10/2024