Karen Johnson Davidson County
Batch# 879332 DEEDWARR
06/28/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20220628-0074131

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

File Number: 22060512

Subscribed and sworn to before me, this 24th day of June, 2022.

Notary Public
My Commission Expires:

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY

My Commission Expires
October 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
James Andrew King, a single person		119-10-109
2813 Saint Edward Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Magnolia Mashburn as the Court Appointed Executrix of The Estate of Francis Faye Mashburn, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James Andrew King , a single person, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Nolensville Road Heights Subdivision of record in Plat Book 2083, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Francis Faye Mashburn by Warranty Deed, from Deborah Hayes and Roy Michael Brock, as joint tenants in common, of record in Book 20161101, Page 0115423, Register's Office for Davidson County, TN, dated 10/31/2016, and recorded on 11/01/2016. The said Francis Faye Mashburn died on June 12, 2021, and per a court order in the Seventh Circuit for Davidson County, Tennessee, at Nashville, Case No. 21P2118, Magnolia Mashburn was appointed Executrix of the Estate of Francis Faye Mashburn. On June 10, 2022, the court order approved the contract and authorized Magnolia Mashburn as Executrix of the Estate of Francis Faye Mashburn, full authority to sign the deed transferring title to the Grantee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2813 Saint Edward Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of June, 2022.

The Estate of Francis Faye Mashburn

By: _____ EXE
Magnolia Mashburn, Executrix

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Magnolia Mashburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of The Estate of and Francis Faye Mashburn and hereby executed the within instrument for the purposes therein contained by signing as said Executrix.

Witness my hand and official seal at Murfreesboro, TN, this 24th day of June, 2022.

_____
Notary Public at Large
My Commission Expires: ~~2/22/25~~
11/20/2023

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Gretchen E. Crews, do hereby make oath that I am the 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 June 24, 2022.

Dated: June 24, 2022

Gretchen E. Crews

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated June 24, 2022

Melinda C. Bourdon

My Commission Expires: October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY