Karen Johnson Davidson County
Batch# 887458 DEEDWARR
07/12/2022 11:02:47 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20220712-0079969

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Megan Bergquist 849 Heritage Circle Madison, TN 37115	New Owner	042-07-0A-050-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jaime Gailey and Tiffany Widener, Executors of the Estate of Sheila Rose Scarborough** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Megan Bergquist, a single woman** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Heritage Square, Revised Phase Two, of record in Plat Book 5200, Page 378, 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 James F. Scarborough and wife Sheila Scarborough by Warranty deed from Fox Ridge Homes, Inc. of record in Book 5992, page 202, Register's Office for Davidson County, Tennessee, dated December 31, 1982 and recorded on January 12, 1983.

Being the same property conveyed to J.L. Thompson, III Trustee by Quitclaim Deed from James F. Scarborough and wife Sheila Rose Scarborough of record in Book 7059, page 741, Register's Office for Davidson County, Tennessee, dated November 13, 1985 and recorded on December 04, 1986 and within the same deed the said to J.L. Thompson, III, Trustee conveyed his interest in the subject property to Sheila Rose Scarborough.

The said Sheila Rose Scarborough died testate on September 20, 2021, Pursuant to the Last Will and Testament of Sheila Rose Scarborough, all interest in real property that she owned at the time of her death, including the property conveyed herein, was made part of the Probate Estate and, as such, is subject to the control of Grantors, as Executors. The Last Will and Testament of Sheila Rose Scarborough was probated in Docket No. 21P2076, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

For Information Only: Being Parcel 042-07-0A-050-00
Being also known as 849 Heritage Circle, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2022.

The Estate of Sheila Rose Scarborough

By: _____ (SEAL)
Jaime Gailey, Executor and Beneficiary

By: _____ (SEAL)
Tiffany Widener, Executor and Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2022, before me personally appeared Jamie Gailey, Executor and Beneficiary of the Estate of Sheila Rose Scarborough, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2022.

_____
Notary Signature
My commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2022, before me personally appeared Tiffany Widener, Executor and Beneficiary of the Estate of Sheila Rose Scarborough to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2022.

_____
Notary Signature
My commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $346,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of July, 2022.

Tracey Perry

Notary Public
My commission expires: 5-9-26
File No. 2022-1116

