Karen Johnson Davidson County
Batch# 890122 DEEDWARRSP
07/18/2022 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $4,110.70
20220718-0081927

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62647
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David A. Fox Carrington Fox Phillip R. Graham M. Angela Graham 226 Craighead Avenue Nashville, TN 37205	new owners

TAX MAP PARCEL NUMBERS: 10413009500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,111,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Nolan Sharbel, Sr., as Personal Representative of the Estate of Nancy Wood Patton, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. Fox, and wife Carrington Fox, as to a 32.48% undivided interest, as tenants in common, and unto Phillip R. Graham and wife, M. Angela Graham, as to a 67.52% undivided interest, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Bransford Realty Company's Addition to Myrtlewood, being a subdivision of Block "K", Whitland Realty Company, of record in Book 547, page 117, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Nancy W. Patton, single, by Warranty Deed from Jacob Seidner et ux, Sara Seidner, dated November 12, 1970 and recorded on December 11, 1970, of record in Book 4466, page 171, Register's Office for Davidson County, Tennessee. The said Nancy W. Patton has since died. Letters of Administration were issued to John Nolan Sharbel under Docket No. 22P 348, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By Affidavit of Heirship of record in Inst. No. 202207180081926 Ann Brooks Patton, Thomas Helton Patton and William Searle Patton were established as the heirs-at-law of Nancy Wood Patton. By Order of the Seventh Circuit Court For Davidson County, Tennessee, Probate Division, Approving Real Property Purchase and Sale Agreement, entered June 24, 2022, subject property was divested from Ann Brooks Patton, Thomas Helton Patton, and William Searle Patton, heirs-at-law, and vested in John Nolan Sharbel, Sr., as Personal Representative, which order also approved the sale of the property and granted John Nolan Sharbel, Sr., Personal Representative, power to sell and convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 117, said Register's Office.

This is improved property, known as 226 Craighead Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2022.

The Estate of Nancy Wood Patton
By:

John Nolan Sharbel, Sr., Personal Representative

State of Tennessee

County of Davidson

On this 15th day of July, 2022, before me the undersigned authority, personally appeared **John Nolan Sharbel, Sr., as Personal Representative of The Estate of Nancy Wood Patton, deceased,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,111,000.00.

Affiant

Sworn and subscribed before me this 15th day of July, 2022.

Notary

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/15/22

GEORGE E. MUDTER, JR.
Dated 7/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/15/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

