Karen Johnson Davidson County
Batch# 891879 DEEDWARR
07/21/2022 11:25:42 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220721-0083561

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2022.

Notary Public

My commission expires: 9-23-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gina Tatum	**New Owner**	**118-03-0-102.00**
455 Dearman St.		
Smithville, TN 37166		

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

Robert L. Davenport Executor of The Estate of Polly Davenport,

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

Gina Tatum, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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(s) 6, as shown on the map entitled Rosedale Place, Phase One, of record in Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to POLLY ANN DAVENPORT, AN UNMARRIED WOMAN, by deed from GARY BELZ FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20180628-0062299, dated June 27, 2018, said Register's Office. POLLY ANN DAVENPORT having since died testate on or about March 5, 2022, Pursuant to the terms of her will of record in Docket No. 22P633 in the Seventh Civil Court of Davidson County, Tennessee at Nashville, said property is to be administered as part of the probate estate under the control of ROBERT L. DAVENPORT EXECUTOR OF THE ESTATE OF POLLY DAVENPORT.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2711 Rosedale Place, 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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 19th day of July, 2022.

Robert L. Davenport Executor of
The Estate of Polly Davenport

Robert L. Davenport EXECUTOR

By: **Robert L. Davenport Executor**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert L. Davenport**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, an Estate, and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Robert L. Davenport** as such Executor.

Witness my hand, at office, this **19th** day of **July, 2022.**

Kim Sewell

Notary Public

My Commission Expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY