NEW OWNER:
Robert Terry Scott Whillhotie, III
634 Truxton Court
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-232

MAP & PARCEL
096-11-0-211.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 893025 DEEDWARR
07/25/2022 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20220725-0084384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Lisa Ann Maynard, Executrix of Estate of Glenn Watson Reeves** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Robert Terry Scott Willhoite, III, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Hickory Bend Section 1 of record in Plat Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 135 fronts 67 feet on the southerly side of Truxton Court and extends back 220 feet, more or less, on the westerly line and 165 feet, more or less, on the easterly line to the approximate center line of McCrory Creek, on which it measures 121 feet, more or less.

Being the same property conveyed to Glenn W. Reeves and wife, Melba H. Reeves by Warranty Deed from Associated Broker, Inc. of record in Book 3887, Page 333, Register's Office for Davidson County, Tennessee, dated May 04, 1965 and recorded on May 05, 1965.

Melba H. Reeves became deceased on November 25, 1999 thereby vesting Glenn W. Reeves as surviving tenant. Glenn Watson Reeves died testate on January 03, 2022. Probate for Glenn Watson Reeves was opened and the Last Will and Testament of Glenn Watson Reeves was admitted in the Probate Court for Davidson County, Tennessee Docket No. 22P1070. Lisa Ann Maynard was appointed Executrix.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of July, 2022.

Estate of Glenn Watson Reeves

By: Lisa Ann Maynard

Lisa Ann Maynard, Executrix Executrix

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Estate of Glenn Watson Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Lisa Ann Maynard, Executrix of the Estate of Glenn Watson Reeves , the within-named bargainor, and as such Executrix, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executrix.

WITNESS my hand and official seal at office this 22nd day of July, 2022.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

202207250084384

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The actual consideration or value, whichever is greater, for this transfer is $ **305,000.00**.

AFFIANT

Sworn to **and subscribed to** before me this 22nd day of July, 2022.

My commission expires: 06-28-25

NOTARY PUBLIC

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a 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 July 22, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

