Karen Johnson Davidson County
Batch# 903293 DEEDWARR
08/15/2022 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,183.63
20220815-0092420

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0261

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of August, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Joe Willis and Catherine Alys Maynord 703 Ortega Road Nashville, TN 37214	New Owner	096-16-0-045.00

WARRANTY DEED

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, I/WE, **Carthelle H. Carlton, Mitchell D. Carlton, Betty Jo Fuller, Patsy D. Kilmon, Thomas Scot Carlton, Terry Carlton, Jr., Steven Carlton, and Tabatha Hedgecoth, heirs at law of Onita J. Carlton and Mitchell Dwight Carlton, Adminstrator of the Estate of Onita Jane Carlton** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Joe Willis, a single man and Catherine Alys Maynord, a single 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 No. 44 on the Plan of Hickory Bend, Section 5, as of record in Book 3600, Page 45, said Register's Office.

SAID Lot No. 44 fronts 75.02 feet on the easterly side of Ortega Road and extends back 176.2 feet on the southerly line and 207.5 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 101.9 feet.

BEING the same property conveyed to Joe C. Carlton and wife, Onita J. Carlton by Warranty Deed from Winnie P. Megibben, unmarried, dated 1/15/1979 and recorded 1/17/1979 in Book 5386, Page 420, Register's Office for Davidson County, Tennessee.

The said Joe C. Carlton died on August 27, 2013, leaving Onita J. Carlton as the surviving tenant.

The said Onita J. Carlton died intestate on July 17, 2021. Pursuant to Order Opening Estate filed 1/28/2022 and Letters of Administration filed 2/8/2022 in Docket No. 21P-1872 in the 7th Circuit Court of Davidson County, Tennessee (Probate Division), Mitchell Dwight Carlton was appointed as Administrator. Carthelle H. Carlton, Mitchell D. Carlton, Betty Jo Fuller, Patsy D. Kilmon, Thomas Scot Carlton, Terry Carlton, Jr., Steven Carlton, and Tabatha Hedgecoth are the heirs at law of Onita J. Carlton, see Affidavit of Heirship of record in Instrument No. 20220301-0022790, Register of Deed for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 703 Ortega Road, Nashville, TN 37214.

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 we so covenant with the said GRANTEES that we 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of July, 2022.

Mitchell D. Carlton

Estate of Onita Jane Carlton

BY: Mitchell Dwight Carlton

Mitchell Dwight Carlton, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mitchell D. Carlton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of ~~July,~~ August 2022

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Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mitchell Dwight Carlton, Administrator of the Onita Jane Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 12th day of August, 2022.

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Dated this the 12th day of August, 2022.

Carthelle H. Carlton

Betty Jo Fuller

Patsy D. Kilmon

Thomas Scot Carlton

Terry Carlton, Jr.

Steven Carlton

Tabatha Hedgecoth

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carthelle H. Carlton, Betty Jo Fuller, Patsy D. Kilmon, Thomas Scot Carlton, Terry Carlton, Jr., Steven Carlton, and Tabatha Hedgecoth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of August, 2022.

Notary Public
My Commission Expires: 8.20.24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 8/12/2022.

Affiant Signature

8/15/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON