Karen Johnson Davidson County
Batch# 921937 DEEDWARR
09/27/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220927-0106861

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Barry Daniel and Megan Cook Daniel	American Pacific Mortgage Corp	156-02-0-021.00
(NAME)	(NAME)	
640 Harpeth Knoll Rd	3000 Lava Ridge Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty Thousand And No/100 Dollars ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KELLY T. HENRICKS, MARY KATHERINE HENRICKS BRODERS AND KIMBERLY ANN HENRICKS LEEHANS, CO-REPRESENTATIVES OF THE ESTATE OF MARY C HENRICKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY DANIEL AND MEGAN COOK DANIEL, TENANCY BY THE ENTIRETY**, 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) 389, as shown on the map entitled Harpeth Valley Park Section III, of record in Plat Book 4175, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 389 fronts 80.0 feet on the Easterly Side of Harpeth Knoll Road, and extends back between lines 327.5 feet on the Northerly line and 307.7 feet on the Southerly line, to a line in the rear on which it measures 82.4 feet thereon.

Being the same property conveyed to MARY C. HENRICKS, SINGLE, by deed from KELSEY R. MAYO AND CAMERON T. MAYO, WIFE AND HUSBAND, of record in Instrument No. 20190725-0073150, dated July 22, 2019, said Register's Office. MARY C. HENDRICKS having since died testate on 06/07/2021, leaving Kelly T. Henricks, Mary Katherine Henricks Broders, and Kimberly Ann Henricks Leehans as Co-Representatives of her estate. See Probate Docket No. 21PR-11835 in the Chancery Court for Williamson County, Tennessee.

The same Kelly T. Henricks signing as Power of Attorney for Mary Katherine Henricks Broders, see Power of Attorney recorded at Instrument No. 20220927010686O, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 640 Harpeth Knoll Rd, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 16 day of September, 22.

Estate of Mary Henricks BY:

Kelly T. Henricks, Co-Representative

Mary Katherine Broders, Co-Representative, by Kelly T. Henricks, Attorney-In-Fact

Kimberly Ann Henricks Leehans, Co-Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Kelly T. Henricks and Kimberly Ann Henricks Leehans personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 16 of 09, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly T. Henricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary Katherine Henricks Broders, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal, this the 16 of 09, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/16/2022.

D. Shayne Adair

9/19/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 19 day of September 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026