WARRANTY DEED

Karen Johnson Davidson County
Batch# 929560 **DEEDWARR**
10/14/2022 10:12:01 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20221014-0112689

File No. BC-22-3313

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 10th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mena Morgan	Mena Morgan	
(NAME)	(NAME)	
2610 Colbert Drive	708 Bishopgate Rd	084-01-0-046.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Elaine Ann Hensley, Executrix of Estate of Marilyn Francis Bagford**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mena Morgan,** unmarried, HEREINAFTER CALLED THE GRANTEE, 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. 3 on Plan of Rosebank Court, of record in Book 3106, page 72, Register's Office for Davidson County, Tennessee:

Said Lot No. 3 fronts 135.0 feet on the Northerly margin of Colbert Drive and runs back 337.9 feet on the Easterly line to the Southerly margin of Airpark Drive, and 171.7 feet on the Westerly line to an irregular line in the rear on which it measures 217.28 feet.

Being the same property conveyed to Marilyn F. Bagford, a single person by Warranty deed from Ellen M. Osborne and husband, John M. Osborne of record in Book 9248, page 642, Register's Office for Davidson County, Tennessee, dated February 12, 1994 and recorded on February 14, 1994.

Said Marilyn F. Bagford became deceased on December 4, 2021, her LW&T having been filed for Probate in Docket No. 21P2503, Circuit Court of Davidson County, Tennessee.

This is property more commonly known as 2610 Colbert Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 10th day of October, 2022.

Estate of Marilyn Francis Bagford

By: _____
Elaine Ann Hensley, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2022, before me personally appeared Elaine Ann Hensley, Executrix of Estate of Marilyn Francis Bagford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2022.

_____
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024