Warranty Deed

Karen Johnson Davidson County Batch# 934109 **DEEDWARR** 10/27/2022 10:52:44 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20221027-0116361	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 24th day of October, 2022. Notary Public My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Colin Schiller Sherein Reddin	New Owner(s)	083-07-0-311.00
2011 Greenwood Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH BELLE JETT, EXECUTOR OF THE ESTATE OF EVELYN MARIE JETT AKA ELLAN MARIE JOHNSON JETT,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN SCHILLER AND SHEREIN REDDIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 on the Plan of Eastland Acres, Section 1, of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, described as follows:

Beginning at a point on the South margin of Eastland Avenue, at the common corner of Lots 14 and 15; thence with the line between said lots, southerly 123.1 feet to a point, a corner of Lot 13; thence with the line between Lots 13 and 14, Westerly 133 feet to the easterly margin of Newhall Drive; thence with the margin of said Drive northerly 97.8 feet to the beginning of a curve; thence along said curve, northeasterly 39.3 feet to the southerly margin of Eastland Avenue; thence with the margin of the same easterly 108 feet to the beginning.

Being the same property conveyed to Leslie E. Jett and wife, Evelyn Marie Jett by Warranty deed from Pete Turner and wife, Addie B. Turner of record in Book 2342, page 459, Register's Office for Davidson County, Tennessee, dated February 08, 1955 and recorded on February 11, 1955.

The said Leslie E. Jett is deceased, having died on or about February 4, 1990, leaving Evelyn Marie Jett as surviving tenant by the entirety.

The said Evelyn Marie Jett (may also be known as Ellan Marie Johnson Jett), is deceased, having died testate on July 26, 2020 leaving Last Will and Testament filed for Probate in Docket No. 21P94, Seventh Circuit Court of Davidson County, Tennessee.

Deborah Belle Jett was appointed the Executor of the Estate of Ellan Marie Johnson Jett and is authorized to execute any HUD- 1, closing statement, deed or other document necessary to close the sale of the real property and to transfer good and marketable title to the buyers thereof.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VRES-22-2400

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2400 Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of October, 2022.

Estate of Evelyn Marie Jett AKA Ellan Marie Johnson Jett

By: _____
Deborah Belle Jett, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Belle Jett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Evelyn Marie Jett AKA Ellan Marie Johnson Jett, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025