Karen Johnson Davidson County
Batch# 940552 DEEDWARR
11/14/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20221114-0121122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2022.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-05141

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rebecca Warren 809 William Howard Court Nashville, TN 37209-1780	Rebecca Warren 809 William Howard Court Nashville, TN 37209-1780	090-12-0B-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan Whitfield**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rebecca Warren, a single person**, hereinafter called the Grantees, their successors 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. 10 on the Plan of Hodges Estates of record in Plat Book 11700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Perry A. Barton by deed of record as Instrument No. 20061121-0144635, Register's Office for Davidson County, Tennessee. The decedent died on October 2, 2018. The decedent's estate is being administered before the Davidson County Probate Court, under Docket No. 18 P1965. A certified copy of the decedent's Will is recorded as Instrument No. 20190215-0014288 in the Register's Office for Davidson County, Tennessee. A certified copy of the Order admitting the decedent's Will to probate is recorded as Instrument No. 20190215-0014287, in said Register's Office.

Being the same property conveyed to Susan Whitfield by Executrix's Quitclaim deed from Susan Whitfield, Executrix of the Estate of Perry A. Barton, deceased of record in Instrument No. 20190222-0016353 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 22, 2019. (Value of consideration shown in aforementioned deed $0.)

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

This property is improved property known as: 809 William Howard Court, Nashville, TN 37209-1780

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The above described property is not now nor has it ever been the marital or primary residence of the grantor herein.

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 hand this 9th day of November, 2022

Susan Whitfield
Susan Whitfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan Whitfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 9th day of November, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Kaz Arbogast,** 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 this the 9th day of November, 2022.

Affiant Signature
Date 11/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON