Karen Johnson Davidson County
Batch# 948025 DEEDWARR
12/05/2022 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20221205-0126894

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
10/16/2024
(AFFIX SEAL)

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

02-NSH22-05155

Address of New Owner:	Send Tax Bills to:	Tax Information:
Heather McDevitt Barton 705 Drummond Drive Nashville, TN 37211	Heather McDevitt Barton 705 Drummond Drive Nashville, TN 37211	119-12-0-023.00

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, **The Troy Hendrickson Legacy Trust Agreement dated September 26, 2022**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Heather Ryann McDevitt Barton**, an unmarried woman 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 15 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, said Register's office.

Said Lot No. 15 is described as beginning at a point in the Southerly margin of Drummond Drive, the common corner of Lots 15 and 16; thence with the line between said lots, Southerly 128 feet to a corner of Lot 14; thence with the line between Lots 14 and 15, Southeasterly 121.93 feet to a point in the Westerly margin of Cameo Drive; thence with the margin of said Drive, Northerly 144.8 feet to the beginning of a curve; thence with the said curve, Northwesterly 46.05 feet to a point in the Southerly margin of Drummond Drive; thence with said Drive Westerly 140.21 feet to the beginning.

Being the same property conveyed to Mary L. Hendrickson by Warranty Deed from Ray Hendrickson of record in Book 2153, Page 614, Register's Office for Davidson County, Tennessee, dated July 22, 1953 and recorded on July 22, 1953.

Being the same property conveyed to Ray Hendrickson and wife, Mary L. Hendrickson by Warranty Deed from Mary L. Hendrickson of record in Book 2633, page 419, Register's Office for Davidson County, Tennessee, dated January 07, 1957 and recorded on January 07, 1957.

Said Ray Hendrickson became divested and said Maria Tomei Hendrickson became solely vested by way of Final Decree of Divorce dated January 31, 1962, of record in Book

3340, Page 273, said Davidson County Register's Office.

Said Maria Louisa Hendrickson became deceased on August 16, 2022, Probate filed in Docket No. 22P1648, Seventh Circuit Court of Davidson County, Tennessee. Timothy Hendrickson was appointed Administrator of the Estate of Maria Louisa Hendrickson, deceased.

Said Timothy Hendrickson, a married person, quitclaimed and conveyed unto, The Troy Hendrickson Legacy Trust, U/A Dtd. September 26, 2022 and filed of record on November 21, 2022 in Instrument No. 20221121-0123402, Register's Office for Davidson County Tennessee.

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: 705 Drummond Drive, Nashville, TN 37211

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.

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.

Timothy Hendrickson, in his capacity as Administrator of the Estate of Maria Louisa Hendrickson, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 1st day of December, 2022

The Troy Hendrickson Legacy Trust Agreement dated September 26, 2022

BY: _____ Trustee
Troy Hendrickson, Trustee

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 Troy Hendrickson, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee for The Troy Hendrickson Legacy Trust Agreement dated September 26, 2022 and that he/she is authorized by The Troy Hendrickson Legacy Trust Agreement dated September 26, 2022 to execute this instrument on its behalf as such Trustee.

Witness my hand and seal at Brentwood, Tennessee, this 1st day of December, 2022.

_____
Notary Public

My Commission Expires: 01.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The Estate of Maria Louisa Hendrickson

BY: Timothy Hendrickson Administrator
Timothy Hendrickson, Administrator

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 Timothy Hendrickson, Administrator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Administrator for The Estate of Maria Louisa Hendrickson and that he/she is authorized by The Estate of Maria Louisa Hendrickson to execute this instrument on its behalf as such Estate

Witness my hand and seal at Brentwood, Tennessee, this 18th day of December, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOVIE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 12/12/22.

Affiant Signature

12/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON