Karen Johnson Davidson County
Batch# 953199 DEEDWARR
12/19/2022 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20221219-0131042

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221200287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of December, 2022

Notary Public

MY COMMISSION EXPIRES:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin Jarvis and Klint Ruud **629 Templewood Ct.** **Nashville, TN 37214**	New owner 629 Templewood Ct. Nashville, TN 37214	**096-11-071.00**

FOR AND IN 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, WE,

Thelma Lynn Fick as to 80% interest and Brady MacBeth Murray, as to 20% interest, devisees and Thelma Lynn Fick, as Executor of the Estate of Jerry D. Plummer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Jarvis, an unmarried woman and Klint Ruud, an unmarried man

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 No. 797 on the Plan of Cloverhill, Section No. X, of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jerry D. Plummer, by Warranty Deed from Herbert H. Peppers and Felix W. Graves, dated 7/11/1984 and recorded 7/12/1987 in Book 6336, Page 60, in the Register's Office of Davidson County, Tennessee.

The said Jerry D. Plummer, also known as Jerry Dean Plummer, having since died testate on July 24, 2022 with his Estate being probated under Case No. 22P-1514, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament and First Codicil to the Last Will and Testament filed 8/31/2022 in the Probate Court for Davidson County, Tennessee and recorded in Instrument No. 20221128-0124640, in the Register's Office of Davidson County, Tennessee, he devised his residual estate to Thelma Lynn Fick, as to an 80% interest and Brady MacBeth Murray, as to a 20% interest.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **629 Templewood Ct., Nashville, TN 37214**
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 our hands this 15th day of December, 2022.

Estate of Jerry D. Plummer

By: Thelma Lynn Fick
Thelma Lynn Fick

By: Brady MacBeth Murray
Brady MacBeth Murray

By: Thelma Lynn Fick, Executor
Thelma Lynn Fick, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Lynn Fick as to 80% interest and Brady MacBeth Murray, as 20% interest, devisees of the Estate of Jerry D. Plummer the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2022.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Lynn Fick as Executor of the Estate of Jerry D. Plummer the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2022.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Certificate of Authenticity

I, Emily Manno, 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 12/15/22.

Date

Emily Manno

Affiant Signature

12/15/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON