WARRANTY DEED

Karen Johnson Davidson County
Batch# 953445 DEEDWARR
12/20/2022 11:46:30 AM 6 pgs
Fees: $33.00 Taxes: $5,735.00
20221220-0131381

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,550,000.00.

Affiant

Subscribed and sworn to me on 12/6/22.

NOTARY PUBLIC
My Commission Expires:

BROOKE SOBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Carrico & Silvia Carrico 4312 Esteswood Drive Nashville, TN 37215	John Carrico & Silvia Carrico 4016 Dorcas Dr. Nashville, TN 37215	130-08-0-014.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christie A. Williams, Margaret C. Johnson, John G. Williams, Jr., and Cynthia D. Kraft devisees of the Estate of Linda Christie Williams Moynihan, and John G. Williams, Jr., Executor of the Estate of Linda Christie Williams Moynihan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Carrico and Silvia Carrico, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled the Plan of Esteswood Estate, of record in Plat Book 1835, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to AMOS CHRISTIE AND WIFE, MARGARET C. CHRISTIE, by deed from WALTER E. STRINGFELLOW AND WIFE, WILLIE H. STRINGFELLOW, of record in Book 2031, page 333, dated December 12, 1951, said Register's Office. The said Amos Christie having since died on or about February 8, 1986, leaving Margaret C. Christie the surviving tenant by the entirety. The said Margaret C. Christie having since died testate on or about November 26, 1986 leaving said property to LINDA CHRISTIE WILLIAMS MOYNIHAN, pursuant to her will of record in Seventh Circuit Court for Davidson County, Tennessee Docket No. 04P-789. LINDA CHRISTIE WILLIAMS MOYNIHAN died testate on or about June 7, 2022, devising said property to CHRISTIE A. WILLIAMS, MARGARET C. JOHNSON, JOHN G. WILLIAMS, JR. AND CYNTHIA D. KRAFT by will of record in Docket No. 22P1309, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.
>
> This is improved property known as 4312 Esteswood Drive, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 12/16/22

Christie A. Williams

Margaret C. Johnson

John G. Williams, Jr.

Cynthia D. Kraft

John G. Williams, Executor of the Estate of
Linda Christie Williams Moynihan

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 12/6/22

Christie A. Williams

Margaret C. Johnson

John G. Williams, Jr.

Cynthia D. Kraft

John G. Williams, Executor of the Estate of
Linda Christie Williams Moynihan

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, Christie A. Williams, with whom I am personally acquainted (or who 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, this 12/2/22.

My commission expires: 9/8/25

NOTARY PUBLIC

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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, Margaret C. Johnson, with whom I am personally acquainted (or who 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, this 12/2/22.

My commission expires: 9/8/25

NOTARY PUBLIC

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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, John G. Williams, Jr., with whom I am personally acquainted (or who 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, this 12/16/22.

My commission expires: 9/8/25

NOTARY PUBLIC

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Cynthia D. Kraft, with whom I am personally acquainted (or who 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, this __/__/22.

My commission expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John G. Williams, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of Linda Christie Williams Moynihan. the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Linda Christie Williams Moynihan by himself as Executor.

Witness my hand and official seal on 12/16/2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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, Christie A. Williams, with whom I am personally acquainted (or who 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, this __/__/22.

My commission expires: _____

_____
NOTARY PUBLIC

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, Margaret C. Johnson, with whom I am personally acquainted (or who 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, this __/__/22.

My commission expires: _____

_____
NOTARY PUBLIC

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, John G. Williams, Jr., with whom I am personally acquainted (or who 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, this __/__/22.

My commission expires: _____

_____
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF KENTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Cynthia D. Kraft, with whom I am personally acquainted (or who 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, this 12th day of 22.

My commission expires: 6-5-23

_____
NOTARY PUBLIC

OFFICIAL SEAL
JASON NEUBAUER
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 06/05/2023
Commission # 624579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John G. Williams, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of Linda Christie Williams Moynihan. the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Linda Christie Williams Moynihan by himself as Executor.

Witness my hand and official seal on __/____/2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on December 16, 2022.

John Cobb Rochford

December 16, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 16, 2022.

Brooke Sobo

My commission expires: 9/8/25

