WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF December, 2022.

Notary Public
COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC JEFFREY M. GRISHAM DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 957168 **DEEDWARR**
01/03/2023 02:40:35 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20230103-0000328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melinda K. Neilan	United Wholesale Mortgage, LLC	086 11 0B 008.00
(NAME) 609 Rockwood Drive	(NAME) 585 South Boulevard E.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Angela M. Reynolds, Executrix of the estate of Lorraine E. Kissinger, and Angela M. Reynolds and Walter C. Kissinger, the devisees pursuant to the Last Will and Testament of Lorraine E. Kissinger,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melinda K. Neilan, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1, Building No. 5, in Raintree Village, (a Condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 4675, pages 36-38, said Register's Office, to which reference is hereby made. Garage No. 5-1-G is a limited common element for the exclusive use by the occupant of said unit.

Being the same property conveyed to Lorraine E. Kissinger by Warranty Deed from Maria Elena Frazier, dated 03/26/1997 and recorded 04/02/1997 in Book 10401, Page 427, in the Register's Office for Davidson County, Tennessee. The said Lorraine E. Kissinger, having since died on September 4, 2022 leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 22P1937 in the Probate Court for Davidson County, Tennessee, wherein Angela M. Reynolds was named and appointed as Executrix of the Decedent's estate, with power of sale of real property being expressly conferred upon the Executrix pursuant to the Will. Further, the Will devises the property to the said Angela M. Reynolds and Walter C. Kissinger, adult children of Lorraine E. Kissinger, who join in this conveyance to transfer and convey to Grantee all rights conferred upon them as the devisees of the property pursuant to the Will.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 609 Rockwood Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 6162-22
Warranty Deed Individual LES rev. 09-2018

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; 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, 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 our hands this 30th day of December, 2022.

The Estate of Lorraine Kissinger, Grantor

By: Angela Reynolds Executrix
Angela M. Reynolds, Executrix

Angela M. Reynolds, Grantor

Walter C. Kissinger, Grantor

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Angela M. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting Executrix of the Estate of Lorraine Kissinger, deceased, a within named bargainor, and in my presence executed the within instrument by signing the name of the Estate of Lorraine Kissinger by herself as its Executrix, and further upon oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 30 day of December, 2022.

Commission Expires: 01/26/2025

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Angela M. Reynolds and Walter C. Kissinger, within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who in my presence executed the within instrument and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30 day of December, 2022.

Commission Expires: 01/26/2025

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025