Karen Johnson Davidson County
Batch# 959636 DEEDWARR
01/10/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230110-0002149

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $455,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 6th day of January, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Katie Green and Matthew Green	Churchill Mortgage Corporation	084-14-0-180.00
(NAME)	(NAME)	
210 Cottage Lane	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2012	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Estate of Edith Cavender Cantrell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Katie Green and Matthew Green, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Plan of Donelson Meadows, of record in Book 1835, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES E. CANTRELL AND WIFE, EDITH C. CANTRELL, by deed from HERBERT N. JORDAN, TRUSTEE FOR FOLK-JORDAN CO. INC., of record in Book 1852, page 371, dated May 21, 1950, said Register's Office.

JAMES E. CANTRELL died on or about December 31, 1996, leaving EDITH C. CANTRELL as the surviving tenant by the entirety.

EDITH C. CANTRELL, also known as EDITH CAVENDER CANTRELL, died testate on or about March 17, 2022. Pursuant to the terms of her will of record in Docket No. 22P922, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate and Gwendolyn Cantrell Herald is appointed as Executrix.

This property is __unimproved _X_improved property known as: 210 Cottage Lane, Nashville, TN 37214-2012.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of January, 2023.

Estate of Edith Cavender Cantrell

BY: Gwendolyn Cantrell Herald Executrix

Gwendolyn Cantrell Herald, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn Cantrell Herald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executrix of the Estate of Edith Cavender Cantrell, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of January, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/10/2023.

Date

Celia Stewart-Rouse

Affiant Signature

1/10/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY