Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $265,400.00.

Affiant

File Number: TN-23-1262

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Subscribed and sworn to before me, this 13th day of February, 2023.

Notary Public
My Commission Expires: 7/3/23

Karen Johnson Davidson County
Batch# 971312 **DEEDWARR**
02/15/2023 02:11:15 PM 5 pgs
Fees: $28.00 Taxes: $981.98
20230215-0011068

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Felipe Mejia	Felipe Mejia	148-03-0-095
1508 Gasser Drive	1508 Gasser Drive	
Nashville, TN 37013	Nashville, TN 37013	

For and in consideration of the sum of ten dollars & 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, **Amy Wickes, Executrix of The Estate of Gretchen Anne Hargrove, Amy Wickes, Heir, Nancy Hooker, formerly known as Nancy Douglas, Heir, Susan Moore, Heir, Faith Wickes-Ball, formerly known as Faith Wickes, Heir, and Matthew Wickes, Heir,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Felipe Mejia**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 502, ON THE PLAN OF CHEROKEE HILLS SUBDIVISION, SECTION 5, AS OF RECORD IN BOOK 3500, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 502 FRONTS 70 FEET ON THE NORTHERLY SIDE OF GASSER DRIVE AND EXTENDS BACK 159.7 FEET ON THE WESTERLY LINE AND 160.5 FEET ON THE EASTERLY LINE TO A DEADLINE WHICH IS A BROKEN LINE MEASURING 70.3 FEET THEREON.

Being the same property conveyed to Gretchen A. Hargrove, surviving spouse of Paul D. Hargrove, deceased, to Gretchen A. Hargrove, an unmarried woman, by deed dated 12/18/2017 and recorded on 12/27/2017 as Instrument No. 20171227-0130961 in the Official Records of the Davidson County Recording Office.

Faith Wickes-Ball and Faith Wickes are one and the same person. Nancy Hooker and Nancy Douglas are one and the same person.

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 1508 Gasser Drive, Nashville, TN 37013.

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.

WITNESS my hand this 13th day of February, 2023.

The Estate of Gretchen Anne Hargrove

By: _____
Amy Wickes, Executrix

The Estate of Gretchen Anne Hargrove

By: _____
Amy Wickes, Heir

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Wickes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that she is Executrix and Heir of The Estate of Gretchen Anne Hargrove and that she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, state of TN, this 13th day of February, 2023.

_____
Notary Public at Large
My Commission Expires: 9.16.23

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

The Estate of Gretchen Anne Hargrove

By: _____
Matthew Wickes, Heir

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Wickes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that he is Heir of The Estate of Gretchen Anne Hargrove and that he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, state of TN, this 13th day of February, 2023.

_____
Notary Public at Large
My Commission Expires: 9.16.23

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

The Estate of Gretchen Anne Hargrove

By: Nancy Hooker
Nancy Hooker, Heir

State of Alabama
County of Mobile

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Nancy Hooker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that she is Heir of The Estate of Gretchen Anne Hargrove and that she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Mobile County, state of AL, this 13th day of February, 2023.

Jessica Givens
Notary Public at Large
My Commission Expires: 8-21-2024

JESSICA GIVENS
Notary Public
Alabama State at Large

The Estate of Gretchen Anne Hargrove

By: Susan Moore
Susan Moore, Heir

State of TN
County of MCNAIRY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that she is Heir of The Estate of Gretchen Anne Hargrove and that she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at SELMER, TN state of TN, this 13th day of February, 2023.

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Rick Perry
Notary Public at Large
My Commission Expires: 10-28-24

The Estate of Gretchen Anne Hargrove

By: Faith Wickes-Ball
Faith Wickes-Ball, Heir

State of Kansas
County of Riley

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Faith Wickes-Ball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that she is Heir of The Estate of Gretchen Anne Hargrove and that she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at UPS Store, state of Kansas, this 13 day of February, 2023.

Christopha Wilkins
Notary Public at Large
My Commission Expires:

NOTARY PUBLIC - State of Kansas
CHRISTOPHOR WILKINS
MY APPT. EXPIRES 08/23/26