Karen Johnson Davidson County
Batch# 971393 DEEDWARR
02/16/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20230216-0011157

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2023.

Felicia Kely
Notary Public

MY COMMISSION EXPIRES: 11.2.2026
(AFFIX SEAL)

FELICIA KELY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026

G-BR-22-2412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Drwal	Security National Mortgage Company	
(NAME)	(NAME)	084-12-0-063.00
2412 Dennywood Drive	433 West Ascension Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1740	Salt Lake City UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF EDNA G. NEWELL**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB DRWAL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 137 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Newell and wife, Edna G. Newell by Warranty Deed from Charles A. Hershiser and wife, Barbara H. Hershiser of record in Book 2807, Page 5, Register's Office for Davidson County, Tennessee, dated September 30, 1958 and recorded on October 01, 1958.

The said William Newell died on or about April 14, 2012, leaving Edna G. Newell, sole surviving tenant by the entirety.

The said Edna G. Newell died on or about December 20, 2020, her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 21P-1286.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1874, Page 452, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 Dennywood Drive, Nashville, Tennessee 37214-1740**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF FEBRUARY, 2023.

Estate of Edna G. Newell

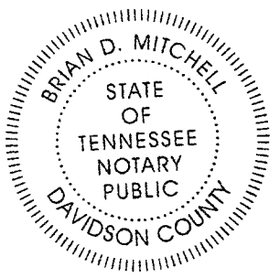
BY: _____
Lynda Newell
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDA NEWELL, EXECUTRIX of the ESTATE OF EDNA G. NEWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of February, 2023.

_____
Notary Public
My Commission Expires: 07/03/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 15, 2023 (date of document).

Affiant Signature

February 15, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023