WARRANTY DEED

Karen Johnson Davidson County
Batch# 977239 DEEDWARR
03/06/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20230306-0015859

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-020093

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Hall and Kathaleen Mackenzie Watson	Regions Bank dba Regions Mortgage	
(NAME) 2309 Cisco St.	(NAME) 2050 Parkway Office Cir.	161-03-0-046
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETEEN THOUSAND AND NO/100 DOLLARS ($519,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY FRANCES TICE, WIDOWED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB HALL AND KATHALEEN MACKENZIE WATSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 26, on the Plan of WILKERSON HEIGHTS, as shown on plat of record in Book 2900, Page 63, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to John L. Tice and wife, Mary Frances Tice by Deed from M.C. Butts and wife Dixie R. Butts, dated 05/24/1961, of record in Book 3225, Page 140, Register's Office for Davidson County, Tennessee.

John L. Tice having since died on February 22, 2023 leaving the property vested solely to Mary Frances Tice as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5008 Wilkerson Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 3rd day of March, 2023

Mary Frances Tice by Patricia A Short, Attorney-in-Fact
Mary Frances Tice, by Patricia A. Short, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 3rd day of March, 2023, before me personally appeared Patricia A. Short to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Frances Tice and who acknowledged he/she/they executed the same as the free act and deed of the said Mary Frances Tice.

Witness my hand and official seal, this the 3rd day of March, 2023.

Notary Public

My Commission Expires: 6-14-24

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 3rd day of March, 2023.

Affiant Signature
Date 03/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

