Karen Johnson Davidson County
Batch# 977702 DEEDWARR
03/07/2023 11:07:26 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20230307-0016283

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2023.

Briana Gage

Notary Public
MY COMMISSION EXPIRES: 1/8/2024
File No. G22-17864

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James M. Hatchett (NAME)	New Owner (NAME)	061-08-0-146
1503 Winding Way (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Philip T. Travis and Joseph Russell Corley, Co-Executors of The Estate of Patty McIlvain Corley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Hatchett, an unmarried**, 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 of Block "D" of Section 3 on the plan of the unrecorded portion of Jackson Park, according to a survey made for W.B. Southgate, Surveyor, in 1930.

Said Lot No. 26 fronts 200 feet on the northerly side of Winding Way and extends back 225 feet on the easterly line and 245 feet on the westerly line, to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Joe H. Corley and wife, Patty McIlvain Corley by Deed dated January 29, 1951, recorded February 5, 1951, in Book 1940, Page 142, in the Register's Office of Davidson County, Tennessee. The said Joe H. Corley died October 11, 2011 leaving Patty McIlvain Corley tenant by the entirety. The said Patty McIlvain Corley, also known as Patty M. Corley, having since died testate on 11/27/2022, with her Estate being probated under Docket No. 22P-2301 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her Residuary Estate to the Patty M. Corley Family Trust, with Joseph Russell Corley and Philip T. Travis as Co-Trustees.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1503 Winding Way Road, Nashville, TN 37216.

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. Whenever 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 1st day of March, 2023.

The Estate of Patty McIlvain Corley

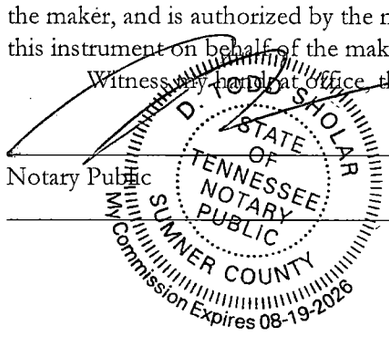
By: _____, Co-Executor
Philip T. Travis, Co-Executors

By: _____ Co-Executors
Joseph Russell Corley, Co-Executors

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Philip T. Travis and Joseph Russell Corley, Co-Executors of The Estate of Patty McIlvain Corley, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Executors of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 1st day of March, 2023.



Notary Public My Commission Expires:

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CR-22-1503