This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1007-KS

Karen Johnson Davidson County
Batch# 981851 DEEDWARR
03/17/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20230317-0019447

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $955,000.00.

Affiant

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 15th day of March, 2023.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Corkern and Sheree Corkern 22 Bosley Oaks Nashville, TN 37205	Richard Corkern and Sheree Corkern 22 Bosley Oaks Nashville, TN 37205	104 14 0G 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Fred Louis Page, Executor of Estate of Marjorie B. Page, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard Corkern and Sheree Corkern, 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:

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. 68, on the Plan of Revised Plan of Whitworth, ,Phase I, as shown on plat or record in Plat Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas E. Page and wife, Marjorie B. Page by Deed from Robert L. Scruggs and wife, Joyce W. Scruggs of record as Book 8578 Page 337 in the Register's Office for Davidson County, Tennessee, dated March 17, 1992 and recorded on March 19, 1992.

The said Thomas E. Page died February 23, 2005, therefore leaving his wife Marjorie B. Page, as surviving tenant by the entirety. And the said Marjorie B. Page has since departed this life on December 22, 2022, leaving a Last Will and Testament which has been admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, in Case No. 23P168. Said Last Will and Testament brings the above-described real property into the estate so that it may be administered as part of the estate. Fred Louis Page has been issued Letters Testamentary and executes this instrument as the Executor of the Estate of Marjorie B. Page.

This is improved property located at: **22 Bosley Oaks, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2023.

GRANTOR:

Estate of Marjorie B. Page

By: _____
Fred Louis Page, Executor

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Louis Page, Executor of Estate of Marjorie B. Page, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2023.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 3-15-23

Kathy Smith
Affiant Signature

3-15-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this March 15, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

