Karen Johnson Davidson County
Batch# 984732 DEEDWARR
03/27/2023 10:44:27 AM 2 pgs
Fees: $13.00 Taxes: $2,956.30
20230327-0022026

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-03-450
Parcel ID: 172 10 0B 095.00

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, l
10 Burton Hills Blvd., Suite 13(
Nashville, TN 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Benjamin Sherrill and Kameron Ziesig 108 Osprey Court Nashville, TN 37211	New owner	Map/Parcel 172 10 0B 095.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Wynn Mehok, as Personal Representative of the Estate of Patricia J. Wynn,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Benjamin Sherrill, and Kameron D. Ziesig, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 108 Osprey Court, Nashville, TN 37211, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Christiansted Valley, Phase I, Revision I of record at Instrument No. 20000215-0015149, Instrument No. 20000215-0015150 and revised in Instrument No. 20010209-0012852, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marvin Wynn and wife, Patricia Wynn, by Warranty Deed from Brian S. Sanderson and wife, Kimberly H. Sanderson, of record in Instrument No. 20050421-0044522, in the Register's Office of Davidson County, Tennessee, dated April 20, 2005 and recorded on April 21, 2005.
>
> The said Marvin Wynn died on December 19, 2009, then Patricia Wynn died October 10, 2022, testate, devising subject property to Elizabeth Wynn Mehok, as Personal Representative. See Probate Case 22P2060 filed in the Chancery Court for Davidson County, Tennessee, Probate Division.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used,

the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2023.

Elizabeth Wynn Mehok,
as Personal Representative of the Estate of Patricia J. Wynn

STATE OF TENNESSEE
COUNTY OF

On this 24th day of March, 2023, before me personally appeared Liz Wynn Mehok, Personal Representative of the Estate of Patricia J. Wynn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $799,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of March, 2023

Notary Public
My commission expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024