Karen Johnson Davidson County
Batch# 1001435 DEEDWARR
05/09/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20230509-0034604

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/2025

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2914LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Zachary Tichenor and Cynthia Cadena	U.S Bank National	
813 Barbara Drive	2800 Tamarack Rd	
Madison, TN 37115	Owensboro, KY 42301	051 03 0 170.00

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 HEREBY ACKNOWLEDGED, WE, **APRIL GATES TRUSTEE OF THE MILDRED J. CARMACK-BASKETTE TESTAMENTARY TRUST, AS ESTABLISHED BY LAST WILL AND TESTAMENT OF MILDRED J. CARMACK-BASKETTE, OF RECORD IN CASE NO. 23P-103, 7TH CIRCUIT COURT, PROBATE DIVISION, DAVIDSON COUNTY, TENNESSEE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY TICHENOR AND CYNTHIA CADENA, 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. 137 on the Map of Section Two, Pleasant Acres, as of record in Plat Book 2133, Page 75, in the Register's Office for said County.

Said Lot No. 137 fronts 118.16 feet on the South side of Barbara Drive and runs back between lines, 257.74 feet on the East line and 332.28 feet on the West line which is a broken line, to a dead line in the rear on which it measures 163.67 feet.

Being the same property conveyed to Mildred J. Carmack, by Quit Claim Deed from Paul R. Carmack and Mildred J. Carmack, Trustees of the Carmack Joint Revocable Living Trust Agreement, of record in Instrument No. 20160603-0056109, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 03, 2016. The said Mildred J. Carmack died on December 13, 2022 [testate], devising subject property to April Gates, Johnny Carmack, Stephanie Curtis Goad, Leslie Deanne Curtis and Melanie Curtis Willingham. Also See Probate Case 23P-103, Davidson County, 7th Circuit Court.

Mildred J. Carmack, having died testate on December 13, 2022, her interest in said property being devised to the Mildred J. Carmack-Baskette Testamentary Trust, as established by Last Will and Testament of Mildred J. Carmack-Baskette, of record in Case No. 23P-103, 7th Circuit Court, Probate Division, Davidson County, Tennessee.

Being the same property conveyed to Paul R. Carmack and wife, Mildred J. Carmack, Trustees of the Carmack joint Revocable Living Trust Agreement U/A/D November 29, 1999, by Quit Claim Deed from Ray Carmack, and Mildred D. Carmack, Individually, of record in Book 11766, Page 203, in the Register's Office of Davidson County, Tennessee, dated November 29, 1999 and recorded on December 02, 1999. The said Paul R. Carmack died on September 20, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Pleasant Acres, as recorded in Plat Book 2133, Page(s) 75. Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2204, Page 47.

This is Improved property known as 813 Barbara Drive, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 8th day of May, 2023.

Mildred J. Carmack-baskette Testamentary Trust, as Established by Last Will and Testament of Mildred J. Carmack-baskette, of Record in Case No. 23p-103, 7th Circuit Court, Probate Division, Davidson County, Tennessee

April Gates, Trustee

Estate of Mildred J. Carmack Baskette

April Gates, Executor pursant to the Second Agreed order Approving Sale Of Real Estate In Probate Court for Davidson County, TN at Nashville -Case No 23P103

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, April Gates, as Trustee of the Mildred J. Carmack-baskette Testamentary Trust, as Established by Last Will and Testament of Mildred J. Carmack-baskette, of Record in Case No. 23p-103, 7th Circuit Court, Probate Division, Davidson County, Tennessee and as Executor of the Estate of Mildred J Carmack-baskette, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 2023.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 8, 2023.

J. Carlton Drumwright

May 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY