Karen Johnson Davidson County
Batch# 1003200 DEEDWARR
05/15/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20230515-0036114

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $288,000.00

Affiant

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

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The 102 Desoto Dr Trust	**New Owner**	**11903000800**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Angela Dianne Grove (formerly known as Angela Grove Shumate) and Bridget Grove Armstrong, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 102 Desoto Dr Trust

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. 20, on the Plan of Mertie Milwee Property, of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Susan Baker Grove Pettit aka Susan Baker Grove, by Quitclaim Deed from Larry Albert Pettit, dated January 28, 2002, of record in Instrument No. 20020201-0014157, in the Register's Office for Davidson County, Tennessee. Susan Baker Grove Pettit aka Susan Baker Grove died intestate and unmarried on January 11, 2023, leaving Angela Grove Shumate and Bridget Grove Armstrong as her sole heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202305150036112, and Instrument No. 202305150036113, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of said Grantors, their spouses, heirs, nor assigns. Oath is hereby made that Angela Dianne Grove is one and the same person as Angela Grove Shumate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 102 Desoto Dr, Nashville, TN 37210.

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 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.

Angela Dianne Grove Date: 5-11-2023
Angela Dianne Grove

Bridget Grove Armstrong Date: 5-11 2023
Bridget Grove Armstrong

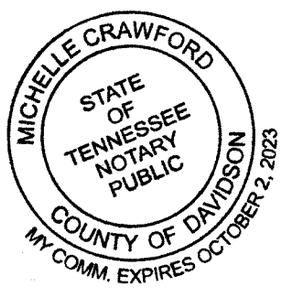
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Angela Dianne Grove and Bridget Grove Armstrong, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 10/2/2023



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/11/23 (date of document).

Jennifer Russell
Affiant Signature

5/15/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.