Karen Johnson Davidson County
Batch# 1017686 DEEDWARR
06/22/2023 10 28 48 AM 3 pgs
Fees $18 00 Taxes $1,501 83

20230622-0047349

This Instrument Prepared by
Bell & Alexander Title Ser
8110 Isabella Lane, 2nd Floc
Brentwood, TN 37027

OF TENNESSEE
TY OF Williamson

consideration or value, whichever is
is $405,900 00

Affiant

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the
20th day of June, 2023

Notary Public
My commission expires 9.21.26

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Longfield Investments LLC	New Owner	096-14-0 267 00
3125 Jonesboro Drive		
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF WALTER ERNEST MAXWELL, SHIRLEY MAXWELL CLARK AND KATHRYN MAXWELL MCCREARY A/K/A KATHRYN NAPPI MCCREARY, HEIRS AT LAW, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LONGFIELD INVESTMENTS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 250 on the Plan of Hickory Road, Section 4, as of record in Plat Book 4175, Page 34, 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 Walter E Maxwell and Brenda E Maxwell, a married man, joined by his wife, by deed dated 06/30/2003, from Janie L Davenport Petty, married, joined by husband, Charles G Petty, of record in Instrument No 20030708-0093287, as corrected in Instrument No 20030723-0103082, and in Instrument No 20031024-0157213, Register's Office for said County The said Brenda E Maxwell having died 02/05/2021, vesting the property solely in Walter E Maxwell, as surviving tenant by the entirety The said Walter E Maxwell having died 03/30/2022 Walter's Estate having since been probated in Davidson, as referred by Docket No 22P-727 Shirley Maxwell Clark and Kathryn Maxwell McCreary are heirs at law to Walter as referenced in the Heirship Affidavit dated 06/20/2023, of record in Instrument No 20230622-0047348 Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 3125 Jonesboro Drive, Nashville, TN 37214

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 20th day of June, 2023

Estate of Walter E Maxwell

By Shirley Maxwell Clark, Administrator
Shirley Maxwell Clark, Administrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Shirley Maxwell Clark**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **Her** oath acknowledged **HERSELF** to be the **ADMINISTRIX** of the within named bargainor, a **ESTATE OF Walter E. Maxwell**, and that **SHE**, as such **ADMINISTRIX**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF Walter E. Maxwell** by the said **Shirley Maxwell Clark** as such **ADMINISTRIX**

Witness my hand and official seal this 20th day of June, 2023

My Commission Expires 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Shirley Maxwell Clark
Shirley Maxwell Clark

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley Maxwell Clark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 20th day of June, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this the 20th day of June, 2023

Kathryn Maxwell McCreary A/K/A Kathryn Nappi McCreary

STATE OF TEXAS

COUNTY OF HARRIS

Warranty Deed

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn Maxwell McCreary A/K/A Kathryn Nappi McCreary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2023

My commission expires 01/13/2026

Notary Public

Donna Guient

Commission Expires: 01/13/2026

DONNA GUIENT
Notary Public, State of Texas
Comm. Expires 01-13-2026
Notary ID 124067516