Karen Johnson Davidson County
Batch# 1023108 DEEDWARR
07/06/2023 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230706-0051654

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$375,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

G-URG-23-2932

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mary Ruth White** | **First Choice Lending Services, LLC** | |
| (NAME) | (NAME) | **084-08-0-040.00** |
| **2932 Fernbrook Lane** | **9821 Cogdill Rd., Suite 2** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | **Knoxville, TN 37932** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF JAMES FRANKLIN AGNEW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY RUTH WHITE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 191 on the Plan of Lincoya Hills, Section Seven, of record in Plat Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James F Agnew and wife, Sarah C Agnew, by Warranty Deed from Morgan Clements, a widow, dated November 1, 2002, of record in Instrument No. 20021107-0137259, in the Register's Office for Davidson County, Tennessee. Sarah C Agnew died November 11, 2018, leaving James F Agnew as the sole surviving tenant. James F Agnew died intestate on September 26, 2021. Mike Urquhart, duly appointed Administrator of The Estate of James Franklin Agnew, No. 22P937, Circuit Court of Davidson County, Tennessee (Probate Division), by Order ro Sell Real Property to Pay Debts entered on 11/30/22, was directed to sell subject property

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2540, Page 55, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2932 Fernbrook Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29 DAY OF June, 2023.

The Estate of James Franklin Agnew

BY: _____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike J. URQUHART, ADMINISTRATOR of the THE ESTATE OF JAMES FRANKLIN AGNEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of the Estate of James Franklin Agnew, and who acknowledged the execution of same to be his/her free act and deed for the purposes described herein.

Witness my hand and official seal, this the 29 day of June, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**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 6/29/23 (date of document).

Jennifer Russell
Affiant Signature

7/6/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of ~~June~~ July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

