Karen Johnson Davidson County
Batch# 1023501 DEEDWARR
07/07/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230707-0051839

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05-09-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall S Clifton & Erika D Ivey	New owner	
(NAME) 315 Pioneer Cir.	(NAME) 315 Pioneer Ln.	08307026100
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ella Butler, Co-Executrix of the Estate of Norma Jean Reed and Carolyn Porter, Co-Executrix of the Estate of Norma Jean Reed, and Ella Butler and Carolyn Porter, individually**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall S Clifton, Erika D Ivey, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 32 on the Plan of ROSELAWN, of record in Book 2133, Page 1, Register's Office for said County; to which reference is hereby made for a more and accurate description thereof.

Being the same property previously conveyed to Norma J. Reed, by virtue of that certain Warranty Deed dated October 20, 1988, and being of record at Book 7684, Page 961 in the Register's Office of Davidson County, Tennessee. Norma J. Reed having died on/or about June, 12, 2022.

The Last Will and Testament of Norma Jean Reed appointed Ella Butler and Carolyn Porter as Co-Executrixes of the Estate of Norma Jean Reed. The First Codicil of Norma Jean Reed devised said property to Ella V. Butler and Carolyn Porter. See Case No. 22P-1787 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville.

Norma J. Reed and Norma Jean Reed are one and the same person
Ella Butler and Ella V. Butler are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 315 Pioneer Ln Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 6th day of July, 2023.

Ella Butler, Co-Executrix of the Estate of Norma Jean Reed

Ella Butler, Co-Executrix of the Estate of Norma Jean Reed

Carolyn Porter, Co-Executrix of the Estate of Norma Jean Reed

Carolyn Porter, Co-Executrix of the Estate of Norma Jean Reed

Ella Butler

Ella Butler

Carolyn Porter

Carolyn Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ella Butler, Co-Executrix of the Estate of Norma Jean Reed and Carolyn Porter, Co-Executrix of the Estate of Norma Jean Reed, and Ella Butler and Carolyn Porter, individually,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of July, 2023.

Alan M. Cohen
Notary Public

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Cari Allen, 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 7-6-23.

Affiant Signature

7-6-23
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON