WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024853 DEEDWARR
07/11/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,088.50
20230711-0053075

File #23-TC-3709-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Candace L. Reeve and Edward A. Reeve	**Guaranteed Rate, Inc**	
(NAME)	(NAME)	**116-12-0-085**
3709 Estes Rd	**109 Rand St, Ste 1**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Franklin, TN 37064**	
(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, **JANE HIGH, EXECUTRIX OF ESTATE OF JOHN SIMPSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CANDACE L. REEVE AND EDWARD A. REEVE, HUSBAND AND WIFE** 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 the southerly half of Lot No. 6 and the northerly half of Lot No. 7 of Block D on the map of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 6 and 7 front together 100 feet on the westerly side of Estes Road and run back between parallel lines 155 feet to a dead line.

Being the same property conveyed to John Simpson by Warranty deed from Marvin S. Blair, Jr. and Joann M. Blair, husband and wife of record as Instrument No. 20220127-0009792, Register's Office for Davidson County, Tennessee; the said John Simpson a/k/a John W. Simpson having since died testate on February 9, 2023, and by his Last Will and Testament of record as Docket No. 23P541, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Jane High, Executrix of the Estate of the said John W. Simpson having been authorized to sell, transfer and convey the subject property without joinder of any beneficiary of approval of any Court.

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 1130, Page 13, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 1153, Page 230, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Water rights Agreement of record in Book 1021, Page 420, in the Register's Office for Davidson County,

Tennessee.

* Subject to the flow of any creeks, streams, or branches across subject property.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3709 Estes Road, Nashville, TN 37215**.

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 10th day of July, 2023.

Estate of John Simpson

By: Jane High
Jane High, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jane High with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of the Estate of John Simpson, and who further acknowledged that she is authorized to execute the within instrument as Executrix of said Estate.

Witness my hand, at office, this 10th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of July, 2023.

Affiant Signature

Date 7/10/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8-28-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON