RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028032 DEEDWARR
07/19/2023 11 03 10 AM 2 pgs
Fees. $13.00 Taxes $1,406 00

20230719-0055511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF JULY, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2028 (AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jaina Cakebread	Same as New Owner	
(NAME)	(NAME)	
301 Amherst Drive		062-15-0-010 00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, I, **CHARLES JEFFREY CARR, EXECUTOR OF THE ESTATE OF SHIRLEY S. CARR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAINA CAKEBREAD,** 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. 129 on the Plan of Section 3, Sutherland Heights of record in Plat Book 2663, Page 117, in the Register's Office for Davidson County, Tennessee, described as follows, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles E. Carr and wife, Shirley S. Carr by Warranty Deed from Ralph D. George and wife, Donna S. George of record in Book 4635, page 259, Register's Office for Davidson County, Tennessee, dated August 25, 1972 and recorded on September 7, 1972. Charles E. Carr has since died vesting property solely in Shirley S. Carr as surviving tenant by the entirety. The said Shirley S. Carr having since died testate on March 8, 2023. Her estate being opened for probate in docket 23P-587 in the Probate Court for Davidson County, Tennessee.

The real property described herein is to be conveyed as part of the Probate Estate of Shirley S. Carr pursuant to the Last Will and Testament of Shirley S. Carr. Charles Jeffrey Carr is named the Executor in said Last Will and Testament with the full authority to convey said real property as Executor of the Estate of Shirley S. Carr.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 2808 Western Hills Drive, Nashville. TN 37214
(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 my hand this 18th day of July, 2023

ESTATE OF SHIRLEY S CARR

BY: Charles Jeffrey Carr, Executor

CHARLES JEFFREY CARR, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Charles Jeffrey Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is Executor of the Estate of Shirley S Carr and executed the within instrument as such Executor

Witness my hand and official seal this 18th day of July, 2023.

Commission expires 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON