Karen Johnson Davidson County
Batch# 1034732 DEEDWARR
08/04/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230804-0060571

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2538

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

April L. Wideman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of August, 2023

Notary Public

Commission Expires: 10/2/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin MacIntire and Kim MacIntire 4845 Big Horn Drive Old Hickory, TN 37138	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	06513002800

WARRANTY DEED

FOR AND IN 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/WE,

Melanie Carter, Executrix of the estate of Shirley Ann Woodroof, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin L. MacIntire and Kimberly M. MacIntire, husband and wife

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. 19 on the Plan of Sherwood Forest Section 1 of record in Plat Book 4175, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.19 fronts the easterly margin of Big Horn Drive 78.0 feet and runs back between lines which measures 249.05 feet on the south side line, 245.50 feet on the north side line to a dead line in the rear on which it measures 62.62 feet.

Being the same property conveyed to Burnice P. Woodroof by Warranty deed from Charles M. Kennedy and wife, Susan Kennedy of record in Book 8285, Page 417, Register's Office for Davidson County, Tennessee, dated January 31, 1991 and recorded on February 01, 1991.

Being the same property conveyed to Burnice P. Woodroof and wife, Shirley Ann Woodroof, as joint tenants by the entirety with right of survivorship by Quitclaim deed from Burnice P. Woodroof of record in Instrument No. 20090508-0042604 Register's Office for Davidson County, Tennessee, dated May 05, 2009 and recorded on May 08, 2009. The said Burnice Philip Woodroof, Jr. died on or about February 18, 2021, leaving Shirley Ann Woodroof as the surviving tenant by the entirety. Said Shirley Ann Woodroof died on or about December 30, 2021. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P1459. Reference is further made to the Order Approving Sale of Real Property, in said Court.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4845 Big Horn Drive, Old Hickory, TN 37138

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 so 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.

Dated this the 3rd day of August, 2023.

The Estate of Shirley Ann Woodroof, deceased

By: Melanie Carter Executrix
Melanie Carter, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2023, before me personally appeared Melanie Carter, Executrix of the Estate of Shirley Ann Woodroof, deceased, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/3/2023.

D. Shayne Adair

8/4/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4 **day of** August, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026