WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035216 DEEDWARR
08/07/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230807-0060943

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 4-12-25

(AFFIX SEAL)

CARRIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-12-2025

MST 2023-0625

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reza Contracting Group LLC	Same as New Owner	106-13-0-043.00
(NAME)	(NAME)	
1305 Napa Point E		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4281		
(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, WE, **Estate of Walter Ernest Maxwell, Shirley Maxwell Clark and Kathryn McCreary a/k/a Kathryn Nappi McCreary, heirs at law,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reza Contracting Group LLC,** 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. 63 on the Plan of Woodycrest, Section 1 of record in Plat Book 1835, Page 25, 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 Walter E. Maxwell and wife, Brenda E. Maxwell by Warranty deed from Roger L. Grisham and wife, Joan D. Grisham of record in Book 4332, page 284, Register's Office for Davidson County, Tennessee, dated May 7, 1969 and recorded on May 12, 1969.

Said Brenda E. Maxwell died, vesting Walter E. Maxwell as surviving tenant.

Said Walter E. Maxwell died intestate on March 30, 2022, survived by Shirley Maxwell Clark and Kathryn Maxwell McCreary. Probate in Case No. 22P727, filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Shirley Maxwell Clark and Kathryn McCreary, heirs at law to Walter E Maxwell, see Heirship Affidavit of record in Instrument No. 20230804-0060352, said Register's Office.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become

due and payable. 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 1835, Page 25, Register's Office for Davidson County, Tennessee.

This property, known as 2007 Rosemary Lane, Nashville, TN 37210
(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/our hand(s) this 31st DAY OF July, 2023.

Estate of Walter Ernest Maxwell

BY: Shirley Maxwell Clark, ADM

Shirley Maxwell Clark, as heir and Administrator of the estate

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shirley Maxwell Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, 2023.

Notary Public

My commission expires: 7-20-2024

(SEAL)

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Shirley Maxwell Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of The Walter Ernest Maxwell Estate, the within named bargainor, and that she as such Administrator executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Administrator.

Witness my hand this 31st day of July, 2023.

Notary Public

My Commission Expires: 7-20-2024

Estate of Walter Ernest Maxwell

BY: Kathryn McCreary by Jennifer Pierce Rowan, Attorney in fact

Kathryn McCreary, heir BY: Jennifer Pierce Rowan, her Attorney-in-Fact

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jennifer Pierce Rowan**, Attorney-in-Fact for **Kathryn McCreary**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said **Kathryn McCreary**. as ~~his~~/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal at office, this 30 day of July, 2023.

Taravat Moghadam
Notary Public

My commission expires: 05/15/2024

(SEAL)

TARAVAT MOGHADAM
Notary ID #132479799
My Commission Expires
May 15, 2024

True Copy Certification

I, Yvette Meldrum, 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 July 31, 2023.

Signature
July 31, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 31, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025