RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No · QTN-16367-2023

Karen Johnson Davidson County
Batch# 1035793 DEEDWARR
08/08/2023 11 20 10 AM 2 pgs
Fees $13 00 Taxes $1,576 20

20230808-0061386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2023

NOTARY PUBLIC

My commission expires 04/13/2024

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Richard D. McAdams Living Trust 7216 Haley Industrial Blvd Nolensville TN 37135	Same address as new owner	148-10-0-015

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY SIX THOUSAND AND 00/100 Dollars ($426,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **FLOYD E. CROOK, PATRICIA A. MATHENY, MARY JANE LAGRO, LINDA SPARKMAN, AND MARSHA JANKIEWICZ**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE RICHARD D. MCADAMS LIVING TRUST**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Murray Heights, of record in Book 2663, page 37, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Floyd M. Crook and wife, Mary K. Crook, from Jones D. Morrell and wife, Regenia W. Morrell, by Warranty Deed dated April 26, 1963 and recorded April 29, 1963 in Book 3535, page 425, said Register's Office. The said Mary K. Crook having since died October 25, 2017, leaving Floyd M. Crook as surviving grantee. The said Floyd M. Crook having since died May 2, 2023. Will of Floyd M. Crook probated, devises property to his 5 children: Floye E. Crook, Patricia A. Matheny, Mary Jane LaGro, Linda Sparkman and Marsha Jankiewicz Davidson County Tennessee Probate Division, Docket No. 23P1111

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 221 Willard Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of August, 2023

GRANTOR(S)

Floyd E. Crook

Floyd E. Crook

Patricia A. Matheny

Patricia A. Matheny

Mary Jane LaGro

Mary Jane LaGro

Linda Sparkman

Linda Sparkman

Marsha Jankiewicz

Marsha Jankiewicz

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Floyd E. Crook, Patricia A. Matheny, Mary Jane LaGro, Linda Sparkman, and Marsha Jankiewicz, 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.

WITNESS my hand and seal, this the 7th day of August, 2023.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026