WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037257 DEEDWARR
08/11/2023 10 38 26 AM 2 pgs
Fees $13 00 Taxes $1,073 00

20230811-0062388

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Rachel Hardeman
Affiant

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

Notary Public

MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

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
James J Reese, Jr	New Owner	
(NAME)	(NAME)	041 04 0 047 00
1177 Hunters Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **PAT WAGGONER, EXECUTOR OF THE ESTATE FOR WILLIAM R. JORDAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES J. REESE, JR.**, 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. 62 on the plan of Dalemere Subdivision, Section 4, of record in Book 3300, page 45, 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 W.R. Jordan and wife, Agnes Jordan, by General Warranty Deed from Citicorp Homeowners Services, Inc., of record in Book 6475, Page 784, in the Register's Office of Davidson County, Tennessee, dated August 02, 1984 and recorded on January 16, 1985. The said Agnes Jordan having died since July 12, 2008, leaving her husband, W.R. Jordan as the surviving tenant by the entirety. W.R. Jordan died testate on October 17, 2022, said Will directs the property to be sold as part of the Probate Estate, pursuant to Probate Case No. 22PR-12712, filed in the Chancery Court for Williamson County, Tennessee.

W.R.Jordan, William R. Jordan and William Robert Jordan, are one of the same.

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 1177 Hunters Lane, Nashville, TN 37207
(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 31st day of July, 2023

THE ESTATE OF WILLIAM R JORDAN

BY Pat Waggoner

PAT WAGGONER, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Pat Waggoner with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Executor of the Estate of William R. Jordan, and who further acknowledged that he is authorized to execute the within instrument as Executor of William R Jordan said Estate.

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

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Notary Public