WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21193-DS

EXECUTOR DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/14/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 5-7-2026

Karen Johnson Davidson County
Batch# 1038347 DEEDWARR
08/15/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230815-0063459

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3797

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew Owen Dorney and Renee Cecile Dorney	New owner	075-11-0A-085-00
1449 Stoner Ridge		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James H. Wakefield, IV, Executor of the Estate of Mariea C. Wakefield

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Owen Dorney and Renee Cecile Dorney, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Lot 80, Plan of Phase Three, Heritage Meadows, as shown on plat of record in Plat Book 9700, Page 984, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to James H. Wakefield, Jr. and wife, Mariea C. Wakefield by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20021003-0120888 Register's Office for Davidson County, Tennessee, dated September 27, 2002 and recorded on October 03, 2002.

James H. Wakefield, Jr., having died on July 21, 2007, his interest in said property vesting in Mariea C. Wakefield as surviving tenant by the entirety.

Mariea C. Wakefield having died testate on December 13, 2022, her interest in said property being conveyed pursuant to the terms of her Last Will and Testament of record in Case No. 23P441, Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1449 Stoner Ridge Hermitage, TN 37076

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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.

James H. Wakefield, IV,
Executor of the Last Will and Testament of Mariea C. Wakefield

James H. Wakefield, IV, Executor of the Last Will and Testament of Mariea C. Wakefield

James H. Wakefield, IV

James H. Wakefield, IV

Isabelle Beyer

STATE OF TENNESSEE

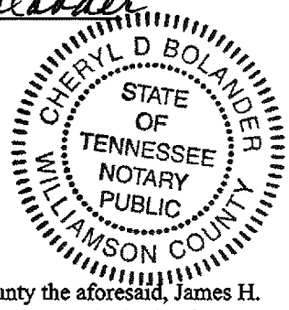
COUNTY OF WILLIAMASON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Wakefield, IV, Executor of the Estate of Mariea C. Wakefield, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Mariea C. Wakefield.

Witness my hand and official seal, this August 14, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

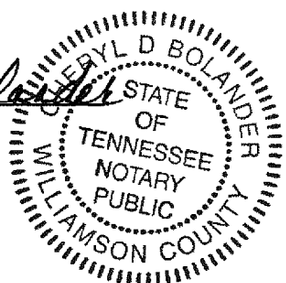


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James H. Wakefield, IV with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this August 14, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Isabelle Beyer, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this August 9, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2023

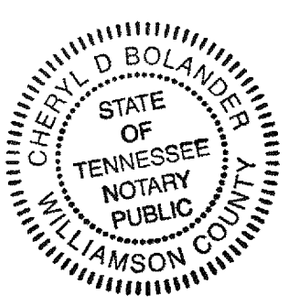
File #: 2023-3797

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/14/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

