Karen Johnson Davidson County
Batch# 1058863 DEEDWARR
10/09/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,675.73
20231009-0079103



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $452,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shelton Young and Alice Young	New Owner	142 09 0D 108.00
1017 General George Patton Rd		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stefanie L. Fine, Personal Representative of The Estate of Winston Gary McDonell, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shelton Young and Alice Young, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1017, together with the carport designated as 1017-C on the plan of River Plantation, Section Six, Phase One, of record in Book 5200, Page 359 and 360, in the Register's Office of said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Winston Gary McDonell, unmarried, by Warranty Deed from John E. Watson, Sr. and Linda W. Watson, Co-Trustees, Watson Family Revocable Living Trust dated November 03, 2020, of record in Instrument No. 20220420-0045520, in the Register's Office of Davidson County, Tennessee, dated April 11, 2022 and recorded on April 20, 2022. The said Winston Gary McDonell aka Winston Gary McDonell, Jr. died on August 07, 2022, his estate being probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23-P-1556, and pursuant to that Order on Motion for Approval of Sales Contract and Authorization to Proceed to Closing, Stefanie L. Fine was authorized by the Court to complete the sale of the property in her capacity as Personal Representative.

This is improved property known as **1017 General George Patton Rd, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of October, 2023.

The Estate of Winston Gary McDonnell, Jr.

BY: _____
Stefanie L. Fine, Personal Representative

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Stefanie L. Fine, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Personal Representative of the Estate of Winston Gary McDonell, Jr. and that as Personal Representative she is authorized to execute the within instrument as Personal Representative and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2023.

_____
Notary Public
My Commission Expires: _____

LHI-LTC File No. 23-000106-670

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 **10/06/2023** (date of document).

Affiant Signature

10/06/2023

Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this **06** day of **October**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

