Karen Johnson Davidson County
Batch# 1062595 DEEDWARR
10/19/2023 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20231019-0081874

(2)

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0204

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of October, 2023

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Anne Lane and Maxwell Hanover Marlowe 5032 Stillwood Drive Nashville, TN 37220	NEW OWNER	146-11-0-104.00

WARRANTY DEED

FOR AND IN 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/WE, **Christopher Allen Wyatt, Jeffrey Stephen Wyatt, Jane Wyatt Fitters, devisees of the Last Will and Testament of Marjorie Lee Wyatt, deceased and Christopher Allen Wyatt, as Executor of the Estate of Marjorie Lee Wyatt**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Elizabeth Anne Lane and Maxwell Hanover Marlowe, wife and husband
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. 167 on the Plan of Section One Revised Crieve Hall Estates of record in Plat Book 1835, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the east side of the Stillwood Drive and runs back between lines, 263.3 feet on the north line and 281.7 feet on the south line, to a dead line in the rear on which it measures 101.7 feet.

Being the same property conveyed to Marjorie Lee Wyatt by Warranty Deed from Richard W. Rigsby and wife, Patricia Ann Rigsby of record in Book 4947, page 48, Register's Office for Davidson County, Tennessee, dated August 26, 1975 and recorded on September 22, 1975.

Said Marjorie Lee Wyatt died on September 30, 2022 leaving a Last Will and Testament filed for Probate in Docket No. 22P2132, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Christopher Allen Wyatt and is named as Personal Representative of the Estate of Marjorie Lee Wyatt, deceased; and Christopher Allen Wyatt, Jeffrey Stephen Wyatt and Jane Elizabeth Wyatt Fitters as devisees of the subject property.

Jane Elizabeth Wyatt Fitters and Jane Wyatt Fitters are one and the same person.

Power of Attorney of record in Instrument No. 202310190081873, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5032 Stillwood Drive Nashville, TN 37220.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of October, 2023.

Estate of Marjorie Lee Wyatt

By: _____
Christopher Allen Wyatt, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Allen Wyatt, Executor,** 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 official seal at Hendersonville, Tennessee this 18th day of October, 2023.

_____
Notary Public
My Commission Expires: 8.20.24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Christopher Allen Wyatt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Allen Wyatt,** 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 official seal at Hendersonville, Tennessee this 18th day of October, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My Commission Expires: 8.2024

Jeffrey Stephen Wyatt, by Jane Wyatt Fitters, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jane Wyatt Fitters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jeffrey Stephen Wyatt and that she is authorized by Jeffrey Stephen Wyatt to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 18th day of October, 2023.

Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Jane Wyatt Fitters

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jane Wyatt Fitters,** 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 official seal at Hendersonville, Tennessee this 18th day of October, 2023.

Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/18/2023.

Date

Affiant Signature

10/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of October, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

