Karen Johnson Davidson County
Batch# 1069213 DEEDWARR
11/07/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231107-0086951

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of November, 2023.

NOTARY PUBLIC

My commission expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dorianne J. Hutchison and Joel D. Hutchison	SAME AS NEW OWNER	107-14-0-117.00
(NAME)	(NAME)	
1000 Aladdin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Janice Marie Pewitt, Executric of the Estate of Lois M. Shouse,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Dorianne J. Hutchison and Joel D. Hutchison, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 184, as shown on the map entitled a Subdivision of the Temple O. Harris Farm, Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM B. SHOUSE AND WIFE, LOIS M. SHOUSE, by deed from A.G.M. HOMES, INC., A TENNESSEE CORPORATION, of record in Book 1727, page 13, dated June 10, 1949, said Register's Office.

WILLIAM B. SHOUSE died on or about January 25, 2003, leaving LOIS M. SHOUSE as the surviving tenant by the entirety.

LOIS M. SHOUSE died testate on or about September 1, 2022. Pursuant to the terms of her will of record in Docket No. 22P2268, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate, Janice Marie Pewitt being appointed as Executrix.

This property is __unimproved _X_improved property known as: 1000 Aladdin Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of November, 2023.

Estate of Lois M. Shouse

BY: Janice Marie Pewitt, Executrix
Janice Marie Pewitt, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Marie Pewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executrix of Estate of Lois M. Shouse, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2023.

GREGORY CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/1/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/1/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of November, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY