Return to:

MAGNOLIA
— TITLE & ESCROW —
1104 Fatherland Street
Nashville, TN 37206

PREPARED BY
Ivey Title, LLC

Karen Johnson Davidson County
Batch# 1071243 DEEDWARR
11/14/2023 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20231114-0088608

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63336
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chelsea Norman 1123 Stratford Avenue Nashville, TN 37216	Same as New owner

TAX MAP PARCEL NUMBERS: 06115035000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Micki Pendelton, individually and Micki Pendleton, as Executor, under the Last Will and Testament of Susan Stiddum**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chelsea Norman, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southeast part of Lot No. 293 on the Map of Inglewood Plan as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Fronting 50 feet on the Stratford Avenue, said southeast part of Lot No. 293 begins at a point 100 feet west of the northwest corner of Stratford Avenue and Katherine Street and runs with the northerly margin of Stratford Avenue westerly 50 feet to a point, thence at right angles northerly 155 feet to a point 50 feet south from the north line of Lot No. 293; thence at right angles and parallel with the northerly line of Lot No. 293, east 50 feet to the line between Lots Nos. 292 and 293; thence south with the said line 155 feet to the point of beginning.

Being the same property conveyed to Susan L. Stiddum by Installment Deed from Edna Earl Cole Brown and husband, James R. Brown, dated October 11, 1985 and recorded on October 11, 1985, of record in Book 6680, page 836, Register's Office for Davidson County, Tennessee. The said Susan L. Stiddum has since died. The Last Will and Testament of Susan Stiddum, Case No. 23P418, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Micki Pendleton and appointed the said Micki Pendleton as Executor under said Will.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 101, said Register's Office.

This is improved property, known as 1123 Stratford Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 2023.

Susan Siddum Estate

By: Micki Pendleton Executrix
Micki Pendleton, Executor

Micki Pendleton
Micki Pendleton, individually

State of Tennessee

County of Davidson

On this 13th day of November, 2023, before me the undersigned authority, personally appeared **Micki Pendleton, individually and as Executor, under the Last Will and Testament of Susan Siddum,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Sworn and subscribed before me this 13 day of November, 2023.

Notary

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 13, 2023**.

Date

D Hardwick

Affiant Signature

November 14, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026