Karen Johnson Davidson County
Batch# 1083328 DEEDWARR
12/18/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20231218-0097382

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2023.

Notary Public:
My Commission Expires: 7/2/24

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jacob Adcock P.O. Box 1378 Gallatin, TN 37066	New Owner	071-11-0-505.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Vaneesa G. Carter, Devisee of the Last Will & Testament of Susie Beatrice Murphy,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob Bradley Adcock, a married man,** hereinafter called the Grantee(s), his/her/their 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 Lot No. 2 on the Plan of Resubdivision of a portion of Lot 14 on the map of Nashville Trust Company's Subdivision of the lands of John Woodard, as shown on plat of record in Instrument No. 20050307-0024943, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Susie Beatrice Murphy, subject to a life estate for the life of Roberta M. Winkler, by Quitclaim Deed from Roberta M. Winkler, dated 2/17/2004 and recorded 20040220-0019600, in the Register's Office of Davidson County, Tennessee. The said Roberta M. Winkler subsequently conveyed her life estate interest to Susie Beatrice Murphy by Quitclaim Deed dated 10/23/2009 and recorded 10/28/2009 in Instrument No. 20091028-0099624, in the Register's Office of Davidson County, Tennessee. The said Susie Beatrice Murphy having since died testate on October 10, 2017 with her estate having been probated to establish a muniment of title under Case No. 23P-1932 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, subject property was devised to Vaneesa G. Carter.

PRIOR OWNER CHAIN OF TITLE:
BEING PART OF the same property previously conveyed to Roberta M. Winkler, by Deed from Gene M. Murphy, a widower, dated 8/18/1973 and recorded 8/28/1973 in Book 4741, Page 448, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limitcd to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 161, Page 127 and plat of record in Instrument No. 20050307-0024943, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1506 Meridian Street, Nashville, TN 37207

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 11th day of December, 2023.

Vaneesa G. Carter

Vaneesa G. Carter, Devisee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Vaneesa G. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of December, 2023.

Commission Expires: 9/27/26

B. Huntsman

Notary Public:



Certificate of Authenticity

I, **Brenda Huntsman**, 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 12/11/23.

Date

Brenda Huntsman

Affiant Signature

12/18/23

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 7/2/24

Date



Notary's Seal (if on paper)