Karen Johnson Davidson County
Batch# 1099056 DEEDWARR
02/08/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240208-0008787

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

W-BC-23-1512

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jill Weida **Mary Catherine Cooper**	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME) **401 Jones St**	(NAME) **3000 Lava Ridge Court**	**05303033500**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Roseville, CA 95661**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE URQUHART, TRUSTEE OF THE EDITH H. BEHEL LIVING TRUST U/A/D NOVEMBER 11, 1994,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL WEIDA, A SINGLE WOMAN AND MARY CATHERINE COOPER, A SINGLE WOMAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 197 on the Plan of Plan of Section "C" Village of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 197 fronts 74.6 feet on the west side of Hadley Avenue and runs back between parallel lines 167.2 feet on the north side and 147.2 feet on the south side to the rear line on which it measures 75.3 feet.

Being the same property conveyed to Edith H. Behel by Warranty Deed from James H. Lester and wife, Maedean Lester of record in Instrument No. 20000703-0066092 Register's Office for Davidson County, Tennessee, dated June 29, 2000 and recorded on July 3, 2000.

Being the same property conveyed to Edith H. Behel Living Trust u/a/d November 11, 1994, Edith H. Behel Trustee by Quitclaim Deed from Edith H. Behel, unmarried of record in Instrument No. 20040309-0027086 Register's Office for Davidson County, Tennessee, dated March 9, 2004 and recorded on March 9, 2004.

Subsequently, Order for Conservatorship over the person and property of Edith Behel entered March 2, 2023 in Case No. 22P1429, in the Second Court for Davidson County, Tennessee, Probate Division. Letter of Limited Conservatorship over Property having issued on March 7, 2023 appointing Mike Urquhart as Conservator with authority to manage property of Edith Behel Order Approving the Sale of Real Property entered January 18, 2024, approving the sale of the property conveyed herein, and pursuant to said Order, Mike Urquhart, solely, as Conservator and Trustee of the Edith H. Behel Living Trust, execute any and all documents for the sale of the same.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
- Property Survey for Village of Old Hickory of record in the Plan of record in Plat Book 1424, Page 69 and Plat Book 1835, page 87, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way for telephone lines of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 2035, Page 521, in the Register's Office for Davidson County, Tennessee.

- Easements and Right-of-Way of record in Book 1853, Page 281, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1512 Hadley Ave, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 30th DAY OF JANUARY, 2024.

Edith H. Behel Living Trust u/a/d November 11, 1994

BY: _____

Mike Urquhart
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Urquhart, Trustee of Edith H. Behel Living Trust u/a/d November 11, 1994 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of January, 2024.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 1/30/24 (date of document).

Affiant Signature

Date 2/7/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025