WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2024.

Notary Public
COMMISSION EXPIRES: 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1106272 DEEDWARR
02/29/2024 01:36:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20240229-0014031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paradise Properties, GP	Same	009-00-0-161
(NAME)	(NAME)	
PO Box 426		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cathryn Armistead, Administratrix of the Estate of Lynn Ellen Dwyer, Deceased ("Decedent") in Docket No. 23P1171 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paradise Properties, GP, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in Davidson County, Tennessee, and being more particularly described as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING, at an iron pin corner on the westerly right of way of Ridgewood Road, formerly known as Cotton Patch Road, said corner being twenty five feet from the center of the road and said corner being the southeast corner of this lot and the northwest corner of lot one, thence along the lands of lot one, north 84° 39' west a distance of 386.50 feet to an iron pin corner and the southwest corner of this lot and the northwest corner of lot one. Thence along the line of Edmond Hale north 3° 44' east a distance of 401.91 to a concrete monument on the westerly right of ·way of Ridgewood Road and being twenty five feet from the center of the road. Thence southeasterly along the westerly right of way of the road and along a curve a distance of 442.08 feet to a point and end of the curve. Said curve having a radius of 434.72. feet, the tangent distance being 242.30 feet and the central angle being 58° 16'. Thence along the right of way of the road, south 156.87 feet to the place of beginning. Containing 2.1511 acres, strict measure. (More or Less)

This being the same Description as referenced in Deed of Correction of record in Book 7096, Page 558.

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of JP Perdue Subdivision of record in Plat Book 6250, Page 613, Register's Office Davidson County, Tennessee to which plan is hereby referenced for a more complete and accurate description.

Acreage amount of above referenced property is not to be relied upon.

Being the same property conveyed to Lynn Ellen Dyer, who is one and the same as Lynn Ellen Dwyer (use of the name "Dyer" having been a typographical error therein), by Warranty Deed from V. W. Nicholson and wife, Juanita S. Nicholson dated June 28, 1985 and recorded on July 9, 1985 in Book 6601, Page 994 in the Register's Office for Davidson County, Tennessee, and subsequently conveyed to Lynn Ellen Dwyer by Deed of Correctoin from the same V. W. Nicholson and wife, Juanita S. Nicholson dated December 31, 1986 which sought to correct the foregoing mentioned typographical error and correctly stated the Grantee name as "Lynn Ellen Dwyer" in the first paragraph thereof but later in said deed incorrectly stated the Grantee name as "Linda Ellen Dwyer", said Deed of Correction being recorded on January 6, 1987 in Book 7096,

Page 558 in said Register's Office. For purposes of the foregoing conveyances, Lynn Ellen Dwyer is one and the same person as "Lynn Ellen Dyer" and "Linda Ellen Dwyer" referenced in said deeds. The said Lynn Ellen Dwyer died intestate in Davidson County, Tennessee on or about May 26, 2023, being unmarried and having had no children. Diligent investigation by the Administratrix eliminated the possibilty of there having been heirs at law of Decedent on the paternal side of her family, and identified heirs at law being maternal aunts, aunt-in-law and cousins of Decedent on the maternal side of her family, all of said heirs at law being adults and all having executed and filed consents in the Probate Case for the inclusion of this real property in Decedent's probate estate and the sale thereof by the Administratrix. See Affidavit of Heirship of record in Instrument No. 20240229-0014030 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7995 Ridgewood Road, Goodlettsville, TN 37072.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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, and its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized 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; and GRANTOR does further covenant and bind itself, and its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, and its 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 hand this 28 day of February, 2024.

The Estate of Lynn Ellen Dwyer, Grantor

By: _____ Administrator
Cathryn Armistead, Administrator

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cathryn Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting Administratrix of the Estate of Lynn Ellen Dwyer, the within named bargainor, and who in my presence executed the within instrument by signing the name of the bargainor by herself as its Administratrix, and further upon oath acknowledged that shedid so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 28th day of February, 2024.

Commission Expires: 05/03/2027

_____
NOTARY PUBLIC

JULIE ELIZABETH FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of February, 2024.

_____ 02/28/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of February, 2024.

Commission Expires: July 17, 2027

_____
Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

File No.: 7264-24
Warranty Deed Individual LES rev. 09-2018