Karen Johnson Davidson County
Batch# 1116760 DEEDWARR
04/01/2024 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240401-0022095

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Jennifer R Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2024.

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public
MY COMMISSION EXPIRES: 6/23/25
File No. G24-20689

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julianna Cvetetic	New Owner	042-10-0-013
(NAME)	(NAME)	
106 Fort Dr.		
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Max Gibbs, Executor of The Estate of Daisy M. Crary**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julianna Cvetetic, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 33, on the plan of Sherry Heights, Section II, as shown on plat of record in Plat Book 2331, Page 69, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daisy M. Crary and Kenneth Crary, wife and husband by Deed dated July 30, 2004, recorded August 4, 2004, in Instrument Number 20040804-0093857, in the Register's Office of Davidson County, Tennessee. The said Kenneth Crary (aka Kenneth William Crary) died on July 13, 2020, leaving the property vested solely in Daisy M. Crary. The said Daisy M. Crary died testate on January 1, 2023. Pursuant to the Last Will and Testament of Daisy M. Crary, the real property was directed to be sold with the proceeds to be administered as part of her estate. According to Order to Probate filed 4/18/2023 in Docket No. 23P556 in the Circuit Court for Davidson County, Tennessee (Probate Division), Max Gibbs was appointed as Executor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

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

This is improved property, known as 106 Port Dr, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of March, 2024.

The Estate of Daisy M. Crary

By: Max Gibbs exec
Max Gibbs, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Max Gibbs, Executor of The Estate of Daisy M. Crary, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of March, 2024.

Notary Public

My Commission Expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Danielle Watson, 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 3/27/24.

Date

Danielle Watson

Affiant Signature

3/27/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of March, 2024.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY