G#37206-8 BOX #14

WARRANTY DEED

Karen Johnson
Batch # 1120169
04/08/2024 11:09:24 AM
Fees: $13.00 Taxes: $4,269.80

Davidson County
DEEDWARR
2 pgs

20240408-0024744

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,154,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2024.

Notary Public

My commission expires: Nov. 2, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tracey E. Lewis	**OWNER**	**Map 104-14-0-H Parcel 063.00co**
405 Prestwick Ct.		
Nashville, TN 37205		

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, WE,

Ross I. Evans, III, Executor of the Estate of Patricia C. Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracey E. Lewis, 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. 2 on the Revised Final Plat of Whitworth, Phase 3, Section 2, a Planned Unit Development, as of record in Book 7900, Pages 969, amended in book 9582, Page 838, and as corrected by Surveyor's Certificate of Correction in Book 10270, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Patricia C. Evans, by Deed dated July 15, 1997, from Clements-Bartosh Interests, L.L.C., a Tennessee limited liability company, of record in Book 10531, Page 134, Register's Office for Davidson County, Tennessee. Instrument of Correction of record in Book 10712, Page 359, said Register's Office. The said Patricia C. Evans died testate on September 22, 2023, leaving a Last Will and Testament which has been admitted to probate under Case No. 23P1899, in the Seventh Circuit Court for Davidson County, Nashville, Tennessee, (Probate Division). Pursuant to said Will, all real property which was owned by the deceased as of the date of her death is to be administered as part of the probate estate, subject to the control of Ross I. Evans, III as the Executor of the Estate. The said Executor has the power and authority, acting alone and without the joinder of any beneficiary, to sell and convey the said real property.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 7900, Page 969, amended in Book 9582, Page 838, and as corrected by Surveyor's Certificate of Correction in Book 10270, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Prestwick, of record in Book 9567, Page 259, amended in Instrument No. 20170620-0062009; Declaration of Covenants, Conditions and Restrictions of SWMA of record in Book 9567, Page 185; Declaration of Covenants, Conditions and Restrictions of Section C of record in Book 9567, Page 216; Declaration of Covenants, Conditions and Restrictions of The Fairways at Richland of record in Book 9567, Page 301, Register's Office for Davidson County, Tennessee. 3) By-Laws of Prestwick of record in Book 9567, Page 294, and amended in Instrument No. 20000509-0047159, Instrument No. 200200723-0088620, Instrument No. 20070719-0086016, and Instrument No. 20191003-0101242, said Register's Office. 4) Sewer Easement as set forth in instruments of record in Book 3467, Page 204, said Register's Office. 5) Deed of Easement for Joint Access of record in Book 9567, Page 691, said Register's Office. 6) Easement Agreement of record in Book 9778, Page 16, said Register's Office. 7) Easement of water line of record in Book 10461, Pages 775, 779, 784, said Register's Office. 8) Designation and Agreement of Declarant of record in Book 9582, Page 868, said Register's Office. 9) All matters shown on the Boundary Plat of record in Book 6900, Pages 839-841, said Register's Office. 10) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **405 Prestwick Ct., Nashville, TN 37205**

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 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. 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 5 day of **April, 2024.**

Ross I. Evans, Executor

Ross I. Evans, III, Executor of the Estate of Patricia C. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ross I. Evans, III, Executor of the Estate of Patricia C. Evans,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of **April, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24