BOX 10-A WARRANTY DEED

Karen Johnson
Batch # 1127031
04/25/2024 02:18:22 PM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20240425-0030036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF April 2024

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Meadows	Legacy Home Loans LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
3831 West End Ave # 12	1036 Stearman Dr. Ste 6	103 12 0C 012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	White House TN 37188	
(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, WE, **ESTATE OF RALPH P.CADENHEAD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. MEADOWS, A MARRIED MAN,** 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 Unit No. 12 on the Plan of 3831 Condominium of record in Plat Book 5200, Page 302, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 3831 A Condominium, a horizontal property regime established by Master Deed of record in Book 5699, Page 857, said Register's Office.

Being the same property conveyed to Ralph Cadenhead, by Quitclaim Deed from Michael P. Sole, a single person, of record in Instrument No. 20140806-0070741, in the Register's Office of Davidson County, Tennessee, dated July 15, 2014 and recorded on August 06, 2014. The said Ralph Cadenhead died testate on October 06, 2023, leaving a Last Will and Testament probated under Docket No. P-2309-24 in the Chancery Court of Giles County, Tennessee. Under the aforesaid Will William Ray Cadenhead, Jr. was appointed to serve as Executor of the Estate under Item one, real property , which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor as authorized with power to sell.

Being the same property conveyed to Ralph Cadenhead and Michael P. Sole, both unmarried, as Joint Tenants with the Right of Survivorship, by Quitclaim Deed from Gerald G. Patterson, Trustee and also conveyed from Ralph Cadenhead, unmarried, of record in Instrument No. 20040326-0034536, in the Register's Office of Davidson County, Tennessee, dated March 17, 2004 and recorded on March 26, 2004.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

MO2024-474

Being the same property conveyed to Ralph Cadenhead, unmarried, by Warranty Deed from Thomas G. Locke, A Single Person, of record in Instrument No. 20030519-0068036, in the Register's Office of Davidson County, Tennessee, dated April 30, 2003 and recorded on May 19, 2003. as corrected in Instrument No. 20040326-0034536, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3831 West End Ave # 12, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 24 day of April, 2024

ESTATE OF RALPH P. CADENHEAD

BY: William Ray Cadenhead, Jr.

WILLIAM RAY CADENHEAD, JR., EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, William Ray Cadenhead, Jr.,with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who acknowledged that he/she is the Executor of the Estate of Ralph P. Cadenheadd, and who further acknowledged that he/she is authorized to execute the within instrument as Executor of Ralph R. Cadenhead said Estate.

Witness my hand and official seal this 24 day of April, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2024-474