WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134477 DEEDWARR
05/14/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,130.72
20240514-0035378

File No. DH-24-6335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond W. Anderson	Same as	
(NAME)	(NAME)	
1003 Todd Preis Drive	New owner	142-05-0D-041.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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/we, **Martha Jane Callahan, Executrix of The Estate of Charlise Marianne Mixon**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond W. Anderson, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, being Apartment Unit Q-407, Phase One, Section Four, River Plantation, a Horizontal property Regime pursuant to the Tennessee Horizontal Property Act, as shown in Plat Book 4860, Page 17, 18 and 19, inclusive, and as established in Master Deed of record in Book 4892, Page 456 and as amended in Book 4956, Page 756, and Instrument No.20050128-0010626, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charlise Marianne Mixon, a single person by Warranty Deed from Stephen L. Uebelhor and spouse Karen Uebelhor, dated February 16, 1992 and recorded February 27, 1992 in Book 8559, Page 849, Register's Office of Davidson County, Tennessee. The said Charlise Marianne Mixon subsequently died testate on December 30, 2023, and her Last Will & Testament has been admitted for Probate under Docket No. 24P163, in the Seventh Circuit Court Probate Division for Davidson County at Nashville, Tennessee. Pursuant to the terms of said Last Will & Testament, all real property owned by Charlise Marianne Mixon is to be administered as part of her probate estate, subject to the control of her Executor, Martha Jane Callahan.

This is property more commonly known as 1003 Todd Preis Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 13th day of May, 2024.

The Estate of Charlise Marianne Mixon

By: Martha Jane Callahan

Martha Jane Callahan, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2024, before me personally appeared Martha Jane Callahan, Executrix of The Estate of Charlise Marianne Mixon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 13, 2024**.

Date

D Hardwick

Affiant Signature

May 14, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026