THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7283-WE

Karen Johnson
Batch # 1136250
05/17/2024 09:51:55 AM
Fees: $13.00 Taxes: $2,919.30

Davidson County
DEEDWARR
2 pgs

20240517-0036718

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 789,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Christy Smith Szarwark Trust	NEW OWNER	
118 Prospect Hill		116-08-0F-118.00
Nashville, TN 37205		
(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, **The Estate of Susan Adams Andrews**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Christy Smith Szarwark Trust, dated March 15, 2016**

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:

A certain parcel or tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of Sugartree, Revised, of record in Book 5050, pages 67, 68, 69, 70 and 71 as amended in Book 5169, page 412, Book 5222, page 468 and Book 5238, page 93, all in Register's Office for said County.

Said Lot No. 188 fronts 70.00 feet on the Northerly margin of an Access and Public Utility easement and extends back between parallel lines a distance of 92.00 feet to a deed line in the rear.

Being the same property conveyed to Nelson C. Andrews and wife, Susan Andrews, by Warranty Deed from Robert E. Russell and wife, Georgianna W. Russell, of record in Book 7855, page 392, Register's Office for Davidson County, Tennessee, dated June 01, 1989 and recorded on June 02, 1989.

Further, being the same property conveyed to Susan Andrews by Quitclaim Deed from Nelson C. Andrews, as to his entire one-half (1/2) interest as tenant by the entirety, of record in Book 11022, page 902, Register's Office for Davidson County, Tennessee, dated July 14, 1998 and recorded on July 16, 1998.

Nelson C. Andrews died on June 13, 2009, leaving Susan Andrews as his surviving spouse. Susan Andrews, also known as Susan Adams Andrews, died on November 19, 2023, leaving a Last Will and Testament which has been admitted to probate under Case No. 24P126, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Pursuant to said Will, all real property which was owned by Susan Andrews as of the date of her death is to be administered as part of the probate estate, subject to the control of Frank Maxwell Andrews as the Executor of the Estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **118 Prospect Hill, 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, 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 our hands this the 16 day of May, 2024.

The Estate of Susan Adams Andrews

By: Frank Maxwell Andrews
Frank Maxwell Andrews
Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank Maxwell Andrews, Executor,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of May, 2024

My Commission expires: 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public