Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-106-24-5012

Karen Johnson Davidson County
Batch # 1149850 DEEDWARR
06/24/2024 02:14:55 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20240624-0046903

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF JUNE, 2024.

Notary Public

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
Ryan Bennett Walsh	United Wholesale Mtg	
(NAME)	(NAME)	
5022 Ashley Drive	585 South Blvd E.	161 02 0 086.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pontiac, MI 48341	
(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 PAMELA D. ALCORN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN BENNETT WALSH, A SINGLE 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:

Being Lot No. 36, on the Plan of MCMURRAY HILLS, as of record in Book 3700, Page 5, Register's Office for said County, and reserved Parcel "L" of the Plan of MCMURRAY HILLS RESUBDIVISON OF RESERVED PARCEL "A", as of record in Book 4470, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hazel H. Alcorn, by Warranty Deed from Charles H. Richardson and wife, Mary K. Richardson, of record in Book 5047, Page 169, in Register's Office of Davidson County, Tennessee, dated July 15, 1976 and recorded on July 19, 1976.

Being the same property conveyed to Pamela D. Alcorn, by Quit Claim Deed from Hazel H. Alcorn, and husband C. C. Alcorn, of record in Book 10135, Page 493 in Register's Office of Davidson County, Tennessee, dated July 29, 1996 and recorded on July 29, 1996. The said Pamela D. Alcorn died on March 27, 2024. Leaving a Last Will and Testament that was probated under Docket No. 24P1003 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will Stacey Horner was appointed to serve as Executor and Trustee of the Estate and real property.

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 5022 Ashley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-770

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 21 day of June, 2024

ESTATE OF PAMELA D. ALCORN

BY: Stacey Horner

STACEY HORNER, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Stacey Horner, 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 Pamela D. Alcorn, and who further acknowledged that he/she is authorized to execute the within instrument as Executor of Pamela D. Alcorn said Estate.

Witness my hand and official seal this 21 day of June, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27