Karen Johnson
Batch # 1169002
08/14/2024 09:52:19 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20240814-0061867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2024.

Notary Public

My commission expires: 05/09/28

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-24-4025

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emily Sue Kirby		103-04-0-363.00
4025 Utah Ave.	New Owner	
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Irene Turner, Executrix of The Estate of Allison Doris Turner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emily Sue Kirby, single

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being the East 50 feet of the West 100 feet of Lot No. 82 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot fronts 50 feet on the Southerly side of Utah Avenue and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Allison Doris Turner, an unmarried woman by Warranty Deed from Timothy J. Nedrow and wife, Erin S. Nedrow of record in Instrument No. 20140226-0016533 Register's Office for Davidson County, Tennessee, dated February 24, 2014 and recorded on February 26, 2014.

Said Allison Doris Turner has become deceased on or about April 14, 2024. Irene Turner, appointed as Executrix of the Last Will and Testament of Allison Doris Turner, signs this Warranty Deed as Executrix to fulfill the Settlement Agreement that was filed on July 11, 2024 in Case No. 24P900.

This is improved property known as **4025 Utah Ave., Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of August, 2024.

Estate of Allison Doris Turner

BY: _____
Irene Turner, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Irene Turner, Executrix of The Estate of Allison Doris Turner, Probate Case No. 24P-900 in the Probate Court for Davidson County, Tennessee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of August, 2024.

_____
Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 24-001646-524

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015