This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23077-DJ

Karen Johnson Davidson County
Batch# 1170640 DEEDWARR
08/16/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240816-0062932

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2024.

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Thomas Widener 562 Thomas Jefferson Circle Madison, TN 37115	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	034-05-0A-060-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Monica L. Gretter, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jordan Thomas Widener, a single man**, hereinafter called the Grantee(s), his 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. 60 on the Plan of Monticello Manor, as of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Monica L. Gretter, unmarried by Warranty Deed from Jennifer L. Dickens, unmarried, dated June 3, 2004, recorded June 4, 2004, of record in Instrument No. 20040604-0066220, Register's Office for Davidson County, Tennessee.

Marcia Bernard hereby executes this deed of conveyance as Conservator of Monica Lee Gretter per the Order Approving Contract for Sale of Real Property in re of the Conservatorship of Monica Lee Gretter being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 22P1098. Monica Lee Gretter and Monica L. Gretter are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **562 Thomas Jefferson Circle, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 14th day of August, 2024.

GRANTOR:
Marcia Bernard, as financial conservator
By: for Monica L. Gretter
Marcia Bernard, as financial conservator for Monica L. Gretter

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcia Bernard, conservator for Moncia Lee Gretter the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is financial conservator for Monica Lee Gretter, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~14th~~ 13th day of August, 2024.

BP

Notary Public
My Commission expires: September 27, 2025

BRYAN R. PHELAN NOTARY PUBLIC WAKE COUNTY, NC

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8/14/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/14/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

