Karen Johnson Davidson County
Batch# 1202143 DEEDWARR
11/05/2024 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,476.30
20241105-0086026

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anna Rhodes and Anthony Ryan Fulks 5100 Vineyard Point Hermitage, TN 37076	Anna Rhodes and Anthony Ryan Fulks 5100 Vineyard Point Hermitage, TN 37076	098 13 0B 012.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Julie Gail McCalla, Charles Robert Lavender, Shelby Darlene Richardson, and Walter Thomas Lavender, all the heirs-at-law of Virginia Sue Lavender** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anna Marie Rhodes, an unmarried woman, and Anthony Ryan Fulks, an unmarried man, as joint tenants with right of survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5100 Vineyard Point, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Newport Subdivision, a Planned Unit Development of record in Plat Book 9700, Page 568, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon L. Miller and Virginia Sue Lavender, both unmarried by Warranty Deed from Dennis M. Cowan, Jr. and wife, Heather L. Cowan of record in Instrument No. 20041206-0145282, in the Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 06, 2004.

The said Sharon L. Lavender (formerly Sharon L. Miller) died testate on May 13, 2024 devising the subject property to Virginia Sue Lavender in her Last Will and Testament of record in Docket No. 12P1680, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

The said Virginia Sue Lavender died intestate on or about August 23, 2024, thus leaving the subject real property to her heirs-at-law, Julie Gail McCalla, Charles Robert Lavender, Shelby Darlene Richardson, and Walter Thomas Lavender. See Affidavit of Heirship recorded contemporaneously herewith as Instrument No. 20241105-0086025, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, they, the said **Julie Gail McCalla, Charles Robert Lavender, Shelby Darlene Richardson, and Walter Thomas Lavender**, hereunto set their hand and seal this 30th day of October, 2024.

Estate of Virginia Sue Lavender

By: Julie Gail McCalla, Executor
Julie Gail McCalla, ~~Executor~~ JG

By: _____
Charles Robert Lavender

By: _____
Shelby Darlene Richardson

By: _____
Walter Thomas Lavender

Estate of Sharon L. Lavender

By: Julie McCalla
Julie McCalla

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Glynn

On this ~~30th~~ 28th day of October, 2024, before me personally appeared Julie Gail McCalla, Executor of Estate of Virginia Sue Lavender and Charles Robert Lavender, ~~Shelby Darlene Richardson~~, and ~~Walter Thomas Lavender of Estate of Virginia Sue Lavender~~ and Julie McCalla of Estate of Sharon L. Lavender, 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 ~~30th~~ 28th day of October, 2024.

_____
Notary Signature
My commission expires: 7/14/2026

SHENEKA BRADWELL
NOTARY PUBLIC
GLYNN COUNTY
STATE OF GEORGIA
Commission # W-00565990
My Comm. Expires July 14, 2026

AFFIDAVIT OF VALUE

STATE OF Georgia
COUNTY OF Glynn

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julie Gail McCalla
AFFIANT

Sworn to and subscribed before me this 28th day of OCT, 2024

_____
Notary Public
My commission expires: 7/14/2026

SHENEKA BRADWELL
NOTARY PUBLIC
GLYNN COUNTY
STATE OF GEORGIA
Commission # W-00565990
My Comm. Expires July 14, 2026

Estate of Virginia Sue Lavender

By: _____ AR
Julie Gail McCalla, ~~Executor~~

By: _____
Charles Robert Lavender

By: _____
Shelby Darlene Richardson

By: _____
Walter Thomas Lavender

Estate of Sharon L. Lavender

By: _____
Julie McCalla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2024, before me personally appeared ~~Julie Gail McCalla, Executor of Estate of Virginia Sue Lavender~~ and Charles Robert Lavender, Shelby Darlene Richardson, and Walter Thomas Lavender of Estate of Virginia Sue Lavender ~~and Julie McCalla of Estate of Sharon L. Lavender,~~ 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. AR AR

Witness my hand, at office, this 30th day of October, 2024.

_____
Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this ___ day of _____, 20___.

_____
Notary Public
My commission expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 10/28/2024 10/30/2024.

Affiant Signature – Joshua A. Terry

11/4/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/2024

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27