2024-1377-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207997 DEEDWARR
11/22/2024 01:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20241122-0091565

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$283,000.00.**

Wanda Williams
Affiant

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 20 day of November, 2024

Notary Public

My Commission expires: 8/3/26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wanda Williams	Wanda Williams	096-14-0-030
3804B Abbott Martin Road	3804B Abbott Martin Road	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph Steven Irwin, Executor of The Estate of Ruby Jean Irwin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wanda Williams, an unmarried woman**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Twin Lawn Subdivision as shown by the Plan of Record in Book 2331, page 9, said Register's Office.

SAID Lot No. 120 fronts 120 feet on the southwesterly side of Colfax Drive and runs back between lines 178.5 feet on the northwesterly side and 163 feet on the southeasterly side to a dead line in the rear and measures 60 feet on said dead line.

BEING the same property conveyed to Hasten Ethan Irwin and wife, Ruby J. Irwin by Warranty Deed from Forrest H. McKnight and wife, Sarah F. McKnight dated April 19, 1977 and recorded April 26, 1977 of record in Book 5018, Page 823, Register's Office for Davidson County, Tennessee. The said Hasten Ethan Irwin having since died on January 18, 2010, leaving his interest to Ruby J. Irwin by right of survivorship. The said Ruby J. Irwin having since died on August 8, 2023, leaving her interest to the Devisees of her Last Will and Testament, Case No. 23P-1711, Probate Court of Davidson County, Tennessee at Nashville. Said Last Will and Testament granted Joseph Steven Irwin, Executor, in Item III, to treat the real property as part of the Probate estate for the purposes of administration of the Estate.

This is improved property known as: **826 Colfax Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 22nd day of November, 2024.

The Estate of Ruby Jean Irwin

By: _____
Joseph Steven Irwin, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Steven Irwin, Executor of The Estate of Ruby Jean Irwin,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 22nd day of November, 2024.

_____
Notary Public
My commission expires 8/3/26

ANDREW M. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **11/22/2024** (date of document).

_____
Affiant Signature
Date **11/22/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **22** day of **November**, 20**24**.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202411220091565