PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1224215
01/07/2025 02:35:05 PM
Fees: $13.00 Taxes: $3,422.50

Davidson County
DEEDWARR
2 pgs

20250107-0001407

39-B
File #24-1235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Hall Haselton, Executor of the Estate of Gloria Louise Cherry Maxwell, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **716 Summerly Drive GP, a General Partnership**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING Lot No. 276 on the Plan of Hillwood Estates, Section 11, as of record in Book 2663, Page 38, Register's Office for said County, described as follows:

Beginning on the northerly margin of Summerly Drive at the corner of Lot Nos. 273 and 276; thence with the line between said two Lots northwardly 390 feet to the northeast corner of said Lot No. 273; thence with the line between Lot Nos. 273, 274, 275 and 276 westwardly 300 feet to a concrete monument; thence north 50° 34' east 324.5 feet to a concrete monument; thence south 56° 20' east 225 feet to the corner of Lots Nos. 276 and 277; thence with the line between said two lots south 33° 30' west 253.5 feet to a concrete monument, and continuing with the line between said two lots south 23° 36' west 390 feet to the northerly margin of Summerly Drive; thence with the same westwardly 25 feet to the beginning.

Being the same property conveyed to Joe E. Maxwell and wife, Gloria C. Maxwell by Warranty Deed from Yilmaz Eryasa of record in Book 5547, page 627, Register's Office for Davidson County, Tennessee, dated December 21, 1979 and recorded on December 26, 1979.

The said Joe E. Maxwell having died on or about September 10, 2014 leaving Gloria C. Maxwell as sole tenant by entirety. The said Gloria C. Maxwell, also known as Gloria Louise Cherry Maxwell, having died on or about December 21, 2023, her Last Will and Testament duly entered of record in Case No. 24P196, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 716 Summerly Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
716 Summerly Drive GP	NEW OWNER	102-12-0-115.00

WITNESS THE EXECUTION HEREOF this 24th day of December, 2024.

The Estate of Gloria Louise Cherry Maxwell

J. Hall Haselton, Executor

State of Tennessee)
County of Davidson)

On this 24th day of December, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named J. Hall Haselton, Executor of the Estate of Gloria Louise Cherry Maxwell, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be ~~the person(s)~~ described in and who executed the foregoing instrument, and acknowledged ~~the execution as a free~~ act and deed.

Notary Public

My Commission Expires: 3/3/00

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 925,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of January, 2025.

Notary Public

My Commission Expires: _____

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/08/2025