NEW OWNER:
MICHAEL ADLY
5600 Glenalden Drive
SMyrna. TN 37167

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0176

Map & Parcel No.: 16205023700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1242548 DEEDWARR
03/03/2025 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20250303-0015677

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DIANE M. ARRINGTON, EXECUTRIX OF THE ESTATE OF SHARILYN MARIE MICHAELS and DIANE M. ARRINGTON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL ADLY, a married man as his sole and separate property** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of a Resubdivision of lots 87 and 95 thru 101, Hickory Valley Subdivision Section 3 of record in Plat Book 4175, Page 29, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to MARIE MICHAELS, unmarried, by Warranty Deed from David L. Tapp, dated October 12, 2001, and of record in Instrument No. 20011023-0115573, Register's Office for DAVIDSON County, Tennessee. Marie Michaels a/k/a Sharilyn Marie Michaels is now deceased, having died unmarried and testate on September 25, 2024, a resident of Davidson County, Tennessee. For further reference to title, see the Estate of Sharilyn Marie Michaels, of record in Case No. 24P-2398, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to Diane M. Arrington.

THIS IS IMPROVED PROPERTY more commonly known as **405 OCALA COURT NORTH, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4715, Page 29, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of February, 2025.

THE ESTATE OF SHARILYN MARIE MICHAELS

By: Diane M. Arrington, Executrix
Diane M. Arrington, Executrix

Diane M. Arrington
DIANE M. ARRINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DIANE M. ARRINGTON, EXEUCTRIX OF THE ESTATE OF SHARILYN MARIE MICHAELS and DIANE M. ARRINGTON, INDIVIDUALLY**, 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.

WITNESS my hand and official seal at office this 27th day of February, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2028

****

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

AFFIANT

Sworn to and subscribed to before me this 27th day of February, 2025.

NOTARY PUBLIC

My commission expires: 11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Jamie C. Polk, 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 February 27, 2025.

(AFFIANT) – Jamie C. Polk

02/27/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of February, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY