WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293766 DEEDWARR
07/03/2025 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $111.00
20250703-0052782

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/2026
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dana Nero	Dana Nero	059 16 0 152.00
(NAME)	(NAME)	
592 Judd Drive	592 Judd Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, we, **Loree Catruan Beard, individually as a one third (1/3) tenants in common interest and Leah Williams, individually as a one third (1/3) tenants in common interest, and Loree Catruan Beard and Leah Williams as the Heirs and Beneficiaries of Margaret Kirkpatrick, deceased, of a one third (1/3) tenants in common interest** and **Loree Catruan Beard and Leah Williams, individually and as the heirs-at-law of Margaret Kirkpatrick, deceased,** and hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dana Nero, unmarried,**

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Parcel 1:

Being Lot No. 49 on the unrecorded Plan of HICKORY HEIGHTS, a re-subdivision of Lots "C" and "D" in J.B. Haynie's Plan of Lots called MAP SHOWING DEWEY HEIGHTS ADDITION HAYNIES SUBDIVISION recorded in Plat Book 161, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the Westerly margin of Avalon Drive and runs back on the Southerly line 111.83 feet and on the Northerly line 114.60 feet to a deadline in the rear which measures 50.1 feet.

Being the same property conveyed to Margaret Kirkpatrick a one-third (1/3) tenants in common interest; Loree Catruan Beard a one-third (1/3) tenants in common interest and Leah Williaims a one-third (1/3) tenants in common interest, by Administratrix' Deed from Loree Catruan Beard, Administratrix for the Estate of Luther Cullom Kirkpatrick, of record in Instrument No. 20220609-0065775, in the Register's Office of Davidson County, Tennessee, dated May 17, 2022 and recorded on June 9, 2022. The said Margaret Kirkpatrick died on March 26, 2024 intestate. See Probate Case No. 24P1210, Davidson County Circuit Court.

Being the same property conveyed to Luther Kirkpatrick, by Installment Deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 3434, Page 146, in the Register's Office of Davidson County, Tennessee, dated August 31, 1962 and recorded on September 19, 1962. The said Luther Kirkpatrick died January 19, 2015 intestate. See Probate Case No. 21P2320, Davidson County Circuit Court.

Parcel 2, 3 and 4:

Being Lots Nos. 50, 51 and 52 on the Plan of HICKORY HEIGHTS, not of record, and described from a plan made by Z. J. Wilkinson, March 22, 1948, as follows:

Beginning at a point in the West margin of Avalon Drive at the corner of Lots 49 and 50; thence North with said Drive, 150 feet to the corner of Lots 52 and 53; thence West with the line of said lots, 122.91 feet; thence South with the rear line of Lots 50, 51 and 52, 150.3 feet to the corner of Lots 49 and 50; thence East with the line of said lots, 114.60 feet to the Point of Beginning.

Being the same property conveyed to Luther C. Kirkpatrick and wife, Margaret L. Kirkpatrick, by Installment Deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 3924, Page 815, in the Register's Office of Davidson County, Tennessee, dated August 5, 1965 and recorded on August 17, 1965. The said Luther C. Kirkpatrick died on January 19, 2015, then Margaret L. Kirkpatrick died March 26, 2024 intestate. See Probate Case No. 24P1210, Davidson County Circuit Court.

Affidavit as to Heirs of Luther Cullom Kirkpatrick of record in Instrument No. 20250703-0052625 and Affidavit as to Heirs of Margaret L. Kirkpatrick of record in Instrument No. 20250703-0052626 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 14 Avalon Drive E, 16 Avalon Lane, 18 Avalon Lane and 20 Avalon Lane, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 27th day of June, 2025.

Loree Catruan Beard Heir-at-law of Margaret Kirkpatrick
Loree Catruan Beard, heir-at-law of Margaret Kirkpatrick

Leah Williams Heir-at-law of Margaret Kirkpatrick
Leah Williams, heir-at-law of Margaret Kirkpatrick

Loree Catruan Beard
Loree Catruan Beard

Leah Williams
Leah Williams

STATE OF Florida

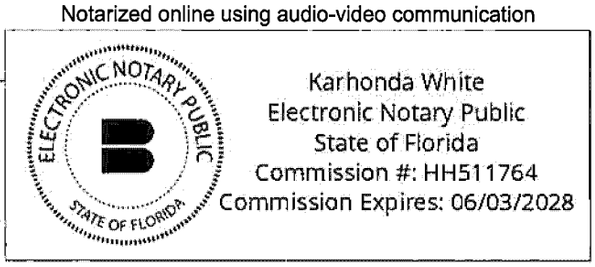
COUNTY OF Broward

On this 27th day of June, 2025, before me personally appeared Loree Catruan Beard and Leah Williams, individually and as the heirs-at-law of Margaret Kirkpatrick 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 (or person's) free act and deed. This documented was acknowledged by means of online notarization and the undersigned provided a valid DL

Notarized online using audio-video communication

Notary Public Karhonda White

My Commission Expires: 06/03/2028



RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/27/25 (date of document).

Affiant Signature

7/3/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON