WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300160 DEEDWARR
07/21/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $952.75
20250721-0057326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Caleb Mc

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 25-CD-182

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caleb McCraw,	Cadence Bank	147160A01900CO
(NAME) 119 McMurray Cir	2778 West Jackson Street Building C, 2nd Floor	
(ADDRESS) Nashville, TN 37211	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars ($257,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ESTATE OF LANE H. WILLIE A/K/A ANNE LANE WILLIE AND DAVID RAYMOND WILLIE AND LORI WILLIE BERVOETS AND CHANCE MICHAEL WILLIE AND ERICA CLAIRE WILLIE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALEB MCCRAW, UNMARRIED , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 19 McMurray Court, a Planned Unit Development, located on McMurray Drive, Nashville, Tennessee, as shown on the plan recorded in Book 6250, page 230 amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lane H Willie unmarried by Warranty Deed from W.L. Bainbridge Inc. dated October 11, 1985 and recorded October 17, 1985 of record in Book 6684, page 940 Register's Office for Davidson County, Tennessee.

Lane H Willie having since died intestate on October 28, 2022. leaving three children, David Raymond Willie, Lori Willie Bervoets and Michael Willie, who predeceased her, left two children; Chance Michael Willie and Erica Claire Willie, as her sole heirs-at-law.

Motion to Approve Purchase and Sale Agreement Case No. 23P94 heard and approved on June June 20, 2025 in the Circuit Court (Probate Division) for Davidson County, Tennessee.

By the Order of NonJudical Settlement Agreement Case No. 23P94, David Raymond Willie, 1/3%; Lori Willie Bervoets 1/3%; Chance Michael Willie 1/6% and Erica Claire Willie, 1/6% as sole heirs-at-law. Circuit Court (Probate Division) for Davidson County, Tennessee.

David Raymond Willie was appointed Personal Representative of the Estate of Anne Lane Willie aka Lane H. Willie by Order of record in Probate Case No. 23P94, Circuit Court (Probate Division) for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 119 McMurray Cir, Nashville, TN 37211
(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 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 plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 16 day of July 2025.

The Estate of Lane H. Willie A/K/A Anne Lane Willie

BY: _____
David Raymond Willie, Personal Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah Turner, a Notary Public of said State and County aforesaid, personally appeared David Raymond Willie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Personal Representative of The Estate of Lane H. Willie A/K/A Anne Lane Willie and that he as suchPersonal Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Personal Representative

Witness my hand, at office, this 16 day of July 2025.

_____
Notary Public

My Commission Expires: _____

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

_____
David Raymond Willie

_____
Lori Willie Bervoets

_____
Chance Michael Willie

_____
Erica Claire Willie

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of July 2025, before me personally appeared David Raymond Willie and Lori Willie Bervoets and Chance Michael Willie and Erica Claire Willie to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 16 day of July 2025.

Commission Expires: _____

_____
Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 16, 2025 (date of document).

Affiant Signature

July 18, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027