Karen Y Johnson Davidson County
Batch# 137625 DEEDWARR
09/06/2018 01:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180906-0088425

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/08/2021
(AFFIX SEAL)

LINDA SCHREINER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

No Transfer Tax shall be due pursuant to TN Code 67-4-409(A)(3)(D) A Deed executed by an executor to implement a testamentary devise.

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven Yancey Roof and Karen S. Roof	Steven Yancey Roof and Karen S. Roof	
(NAME) 1704 Ridgemere Court	(NAME) 1704 Ridgemere Court	086-03-0-066.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVEN Y. ROOF, AS EXECUTOR FOR THE ESTATE OF BETTY W. BROOKS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN YANCEY ROOF AND KAREN S. ROOF, HUSBAND AND WIFE, 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 Lot No. 62 on the Plan of Ridgemere (formerly a portion of Powell Subdivision) of record in Plat Book 6250, Pages 937, 938 and 939, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty W. Brooks, unmarried by Warranty deed from Rick Paul Baker and wife, Theresa Lynn Baker of record in Book 11728, page 111, Register's Office for Davidson County, Tennessee, dated October 29, 1999 and recorded on November 2, 1999.

The said Betty W. Brooks having since died on October 25, 2017, her Probate Estate and Last Will and Testament being filed of record in Docket No. 17P-1963, in Probate Division of the Circuit Court for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1704 Ridgemere Court, Hermitage, TN 37076
(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 Steven Y. Roof, as Trustee for the Estate of Betty W. Brooks this 30 day of August, 2018

Steven Y. Roof, Executor

Steven Y. Roof

Charles H. Roof, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30TH day of August, 2018, before me personally appeared Steven Y. Roof, Executor of the Estate of Betty W. Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of August, 2018.

Linda Schreiner
Notary Public

My Commission Expires: 3/08/2021

(SEAL)

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

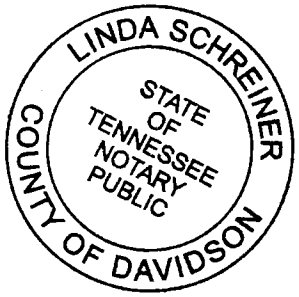
On this the 30th day of August, 2018, before me personally appeared Steven Yancey Roof and Charles H. Roof, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2018.

Linda Schreiner
Notary Public

My Commission Expires: 3/08/2021

(SEAL)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

