(3)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 224782 DEEDWARR
05/02/2019 10:25:15 AM 2 pgs
Fees: $13.00 Taxes: $817.70

20190502-0040810

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2019.

Notary Public

My commission expires: 11-23-20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leyla M. Ozden	**New Owner**	**Map and Parcel 075-10-0-023.00**
202 Weldon Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey L. Fuqua and Jacqueline A. Lee, the heirs of Jo Ann Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leyla M. Ozden, an unmarried woman

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. 197 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy L. Fuqua and wife, Jo Ann Fuqua, by Warranty Deed, from Jerry A. Work and wife, Janice F. Work, dated April 17, 1967, of record in Book 4125, Page 732, Register's Office for Davidson County, Tennessee. Billy L. Fuqua died July 25, 2016 and Jo Ann Fuqua died July 6, 2018. An Affidavit of Inheritance is recorded in Instrument No. 20181010-0100291, Register's Office for Davidson County, Tennessee with death certificates attached. A Small Estate Affidavit for Jo Ann Fuqua was filed in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 18P-1518, along with a copy of the Last Will and Testament of Jo Ann Fuqua. In addition, Affidavit of Heirships with the Last Will and Testament of Jo Ann Fuqua attached as an Exhibit are recorded with this Instrument. The Affidavit of Heirship executed by Ben D. Dennis and Bonnie F. Dennis is recorded in Instrument No. 20190502-0040808, and the Affidavit of Heirship executed by Jeffrey L. Fuqua and Jacqueline A. Lee is recorded in Instrument No. 20190502-0040809, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 3300, Page 70 and 71, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3403, Page 556, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 202 Weldon Drive, Hermitage, TN 37076.

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 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.

Witness my/our hand(s) this 24th day of April, 2019.

Jeffrey L. Fuqua

Jacqueline A. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeffrey L. Fuqua, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2019.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jacqueline A. Lee, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of April, 2019.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **190194SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027