WARRANTY DEED

Karen Johnson Davidson County
Batch# 286970 **DEEDWARR**
09/17/2019 04:07:42 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20190917-0094342

R-HHR-19-1038

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Iris Rilea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Iris Rilea	**Same as New Owner**	
(NAME)	(NAME)	
1034 Jasperson Drive		**052-11-0-002.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDRA CARISSA ARMSTRONG AND SARA ALISSA HOLLOWAY, MARRIED AND DANIEL LEE ARMSTRONG, THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JULIE ANN ARMSTRONG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRIS RILEA, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 68 on the Plan of Madison Heights, Section II, Part IV of record in Plat Book 2133, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 160.8 feet on the Northerly side of Jasperon Drive and extends back 245.00 feet on the Easterly line and 252.25 feet on the Westerly line to a dead line measuring 160.96 feet thereon.

Being the same property conveyed to Julie Ann Armstrong by Quitclaim deed from Edwin Gus Armstrong and Julie Ann Armstrong of record in Book 9920, page 969, Register's Office for Davidson County, Tennessee, dated January 18, 1996 and recorded on January 18, 1996; and Scrivener's Affidavit of even date, recorded in Instrument Number 20190917-0094338 said Register's Office.

The said Julie Ann Armstrong having since died on June 5, 2019. The grantors herein do hereby convey as the Devisees under the Last Will and Testament of Julie Ann Armstrong, Docket No. 2019 PR 323, in the Chancery Probate Court for Sumner County, Tennessee, at Gallatin.

Andra Carissa Armstrong Chen is now known as Andra Carissa Armstrong.

The above-described property is not the primary or marital residence of any of the grantors herein.

James C. Escue and Tambra E. Hunt, Co-Executors of the Estate of Julie Ann Armstrong join herein to convey any and all interest said estate may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2133, Page 106, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2241, Page 209 and Book 2291, page 399, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6137, Page 829, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1038 Jasperson Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF SEPTEMBER, 2019.

Estate of Julie Ann Armstrong

BY: _____ Co Executor
James C. Escue
Co-Executor

BY: _____ Co Executor
Tambra E. Hunt
Co-Executor

_____ by Tambra Hunt as Attorney in Fact
Andra Carissa Armstrong by Tambra Hunt as Attorney in Fact

_____ by Tambra Hunt as Attorney in Fact
Sara Alissa Holloway by Tambra Hunt as Attorney in Fact

_____ by Tambra Hunt as Attorney in Fact
Daniel Lee Armstrong by Tambra Hunt as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMBRA HUNT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDRA CARISSA ARMSTRONG and SARA ALISSA HOLLOWAY and DANIEL LEE ARMSTRONG, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDRA CARISSA ARMSTRONG and SARA ALISSA HOLLOWAY and DANIEL LEE ARMSTRONG.

Witness my hand and official seal, this the 13th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. ESCUE, CO-EXECUTOR of the ESTATE OF JULIE ANN ARMSTRONG, 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 13th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMBRA E. HUNT, CO-EXECUTOR of the ESTATE OF JULIE ANN ARMSTRONG, 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 13th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212