RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013031

WARRANTY DEED

Karen Johnson Davidson County
Batch# 354569 DEEDWARR
02/06/2020 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $658.60
20200206-0014167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Gregath and Kay Gregath 5001 Traceway Drive Nashville, TN, 37221	Same address as new owner	142 06 0C 048.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Eight Thousand and 00/100 Dollars ($178,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JILL MELODY PANKOWSKY, EXECUTRIX OF THE ESTATE OF LEILA C. MOORE,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **JOHN T. GREGATH AND WIFE, KAY GREGATH,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 8-B on the Site Plan of Doral Country Villa, Section 6 of record in Plat Book 5200, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the appurtenant interest in the common elements of Doral Country Villas Section 1, a horizontal property regime established by the Master Deed of record in Book 5011, Page 395 and made applicable to Section VI of record in Book 5260, Page 767, re-recorded in Book 5260, Page 817, and further amended in Book 5260, Page 769 and Instrument No. 20070504-0053687 and By-Laws appended thereto in Book 5011, Page 429 and amended in Instrument No. 20070523-0061626 and Instrument No. 20151130-0120647, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Jacey A. Moore and wife, Leila C. Moore, by Deed dated May 15, 1996 from Alice A. Zimmerman, unmarried, of record in Book 10053, Page 622, Register's Office for Davidson County, Tennessee. The said Jacey A. Moore having since died on December 31, 2003. The said Leila C. Moore having since died testate on April 25, 2019. The said property was devised to Jill Melody Pankowsky and Marjorie L. Nichols by the Last Will and Testament of Leila C. Moore (the "Will"), of record in Probate Docket No. 19P-924 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to the Will, the property was directed to be sold thus empowering the Executrix, acting alone, to sell and convey the property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of January, 2020.

Jill Melody Pankowsky, Executrix

Jill Melody Pankowsky, Executrix of the Estate of Leila C. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, **Jill Melody Pankowsky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of **The Estate of Leila C. Moore**, the within named bargainor and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as Executrix.

WITNESS my hand and seal, this the 21st day of January, 2020.

_____
Notary Public
My commission expires:_____

See attached

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Palm Beach }

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 21 (Date) day of January (Month), 2020 (Year), by

Jill Melody Pankowsky, Executrix
Name of Person Acknowledging

Signature of Notary Public — State of Florida

Gary Weiner
Name of Notary Typed, Printed or Stamped

GARY WEINER
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION #GG 357967
My Commission Expires 7/23/2023

☐ Personally known

☑ Produced Identification

Type of Identification Produced: U.S. Passport

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Certificate of Authenticity

I, Kathleen Robson Gordon, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022