Karen Johnson Davidson County
Batch# 402852 DEEDWARR
05/19/2020 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $610.50
20200519-0052132

THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($165,000.00), cash in hand paid, the receipt of which is hereby acknowledged; We, **LEONARD C. HESSON, both individually and as Personal Representative of the Estate of KATHY SUE HESSON, LEVIE P. HESSON, JR., and SELEAH ROTH,** have this day bargained and sold and by these presents do hereby transfer and convey unto **HOLLACE MCKINLEY and MYRNA MCKINLEY, husband and wife, their heirs and assigns, and JEFFREY MCKINLEY and LYNETTE MCKINLEY, husband and wife, their heirs and assigns, as joint tenants with right of survivorship,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

MAP & PARCEL: 162010076.00

BEING Lot Number 24 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee. Said Lot Number 24 fronts 80.0 feet on the southwesterly margin of Delvin Drive and runs back between lines measuring 317.1 feet on the northwesterly side and 233.7 feet on the southeasterly side to a dead line in the rear on which it measures 126.9 feet.

AND BEING the same property conveyed to Levie P. Hesson and wife, Adelaide Hesson, by Warranty Deed from Bacoga, Inc., dated January 23, 1961, of record in Book 3179, Page 9, Register's Office, Davidson County, Tennessee. Adelaide Hesson died August 24, 1986, and Levie P. Hesson became vested in fee simple title to said property as the surviving tenant by the entirety. Levie P. Hesson a/k/a Levie P. Hesson, Sr., an unmarried person and a resident of Davidson County, Tennessee, died August 7, 1987 testate in Davidson County, Tennessee and devised said property to Leonard C. Hesson and Kathy A. Hesson, equally as tenants in common, by Will of record in the Probate Clerk's Office, Davidson County, Tennessee. **SEE** Probate Case No. 80429, Probate Clerk's Office, Davidson County, Tennessee. Kathy A. Hesson a/k/a Kathy Sue Hesson, an unmarried person and a resident of Davidson County, Tennessee, died July 30, 2019 in Rutherford County, Tennessee intestate and without issue, and her one-half (½) undivided interest in said property passed by intestate succession to her three (3) siblings and only heirs-at-law, Leonard C. Hesson, Levie P. Hesson, Jr., and Seleah Roth. **SEE** Case No. 19P1664, Probate Clerk's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictive Covenants of record in Book 3000, Page 363, Register's Office, Davidson County, Tennessee.

2. Any and all matters as shown on plat of record in Book 2900, Page 65,

Register's Office, Davidson County, Tennessee.

3. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **HOLLACE MCKINLEY and MYRNA MCKINLEY, husband and wife, their heirs and assigns, and JEFFREY MCKINLEY and LYNETTE MCKINLEY, husband and wife, their heirs and assigns, as joint tenants with right of survivorship,** forever.

We covenant with the Grantees that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract of land to the said **HOLLACE MCKINLEY and MYRNA MCKINLEY, husband and wife, their heirs and assigns, and JEFFREY MCKINLEY and LYNETTE MCKINLEY, husband and wife, their heirs and assigns, as joint tenants with right of survivorship,** against the lawful claims of all persons whomsoever.

Grantors to give Grantees immediate possession.

The 2020 property taxes to be prorated.

WITNESS our signatures, this the 8 day of May, 2020.

Leonard C. Hesson

LEONARD C. HESSON

Leonard C. Hesson

LEONARD C. HESSON,
Personal Representative of the Estate of
KATHY SUE HESSON

Levie P. Hesson Jr.

LEVIE P. HESSON, JR.

Seleah Roth

SELEAH ROTH

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Lavelia C. Kelly, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **LEONARD C. HESSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 8 day of May, 2020.

Lavelia C. Kelly
Notary Public
My Commission Expires: 7.12.2022

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Lavelia C. Kelly, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **LEONARD C. HESSON, Personal Representative of the Estate of KATHY SUE HESSON,** 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 KATHY SUE HESSON**, and who acknowledged that he executed the within instrument for the purposes therein contained, by signing his name as **Personal Representative of the Estate of KATHY SUE HESSON.**

WITNESS my hand and official seal at office in Carthage, Tennessee, this 8 day of May, 2020.

Lavelia C. Kelly
Notary Public
My Commission Expires: 7.12.2022

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Lavelia C. Kelly, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **LEVIE P. HESSON, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 8 day of May, 2020.

Lavelia C. Kelly
Notary Public
My Commission Expires: 7.12.2022

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

STATE OF FLORIDA
COUNTY OF Nassau

Personally appeared before me, Alejandro Perez-Dueno, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **SELEAH ROTH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Yulee, Florida, this 7th day of May, 2020.

Seleah Roth

Notary Public
My Commission Expires: 11/12/2023

State of Florida
County of Nassau
On this 7th day of May, 2020
before me personally appeared
Seleah Roth
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) Alejandro Perez-Dueno
NOTARY PUBLIC

Notary Public State of Florida
Alejandro Perez-Dueno
My Commission GG 931290
Expires 11/12/2023

Send 2020 property tax notice to: **HOLLACE MCKINLEY et al**
111 Rivermont Dr.
McMinnville TN 37110

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**165,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 11 day of May, 2020.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

