THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James Ledford
4643 Brownleaf Drive
Old Hickory, TN 37138

MORTGAGEE

Karen Johnson Davidson County
Batch# 413913 DEEDWARR
06/12/2020 12:30:21 PM 2 pgs
Fees: $13.00 Taxes: $495.80
20200612-0060402

SEND TAX BILLS
Owner

MAP-PARCEL:
064-09-0-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John M. Everett, Personal Representative of the Estate of Mildred Helton,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James N. Ledford, Jr. and Lori M. Davidson, 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. 30 on the plan of Berryville, Block IV, of record in Book 421, Page 117, Register's Office for said County.

Being part of the same property conveyed to Mildred E. Helton by Quitclaim Deed executed by Bobby G. Helton, dated May 22, 2007, of record in Instrument No. 200705300063790, Register's Office for Davidson County, Tennessee.

The said Mildred E. Helton died testate on May 12, 2018 appointing John M. Everett, as her Personal Representative as evidenced in her Last Will and Testament filed under Docket No. 2018PR440, in the Probate Court for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

This is the part of description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **4243 Wood St. Old Hickory, TN 37138.**

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.

Witness our hands this 11th day of June, 2020.

Estate of Mildred Helton

John M. Everett Personal Representative

By: John M. Everett, Personal Representative

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John M. Everett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Personal Representative of the Estate of Mildred E. Helton, deceased, and that he as such Personal Representative, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2020.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of June, 2020.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020