Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0657

Karen Johnson Davidson County
Batch# 466540 DEEDWARR
08/31/2020 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200831-0098203

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of August, 2020

Notary Public

Commission Expires: 11-24-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lela M. Lee and Jessie R. Lee 209 Lincoln Park Madison, TN 37115	Everett Financial Inc., dba Supreme Lending 3325 Aspen Grove Drive 204 Franklin, TN 37067	042-09-0A-003.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Thomas Horn, Karon Deroin and Shawn Strecker, heirs at law of Mary Sharon Horn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lela M. Lee and Jessie R. Lee, wife and husband

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. 3 on the Plan of Lincoln Park, which is of record in Book 7900, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Mary Sharon Horn, unmarried by Deed from Keith Perryman and Perryman Construction, Inc., of record in Book 8369, Page 212, Register's Office for Davidson County, Tennessee, dated May 29, 1991 and recorded on June 7, 1991. Also see Deed of Correction in Book 8572, Page 875, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $99,800.00.)

Mary Sharon Horn died intestate May 12, 2020, her estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 20P799.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of August, 2020.

The Estate of Mary Sharon Horn

By: Thomas Horn by Gary W. Temple Attorney in Fact
Thomas Horn, by Gary W. Temple, his/her Attorney-In-Fact

By: Karon Deroin by Gary W. Temple Attorney in Fact
Karen Deroin, by Gary W. Temple, his/her Attorney-In-Fact

By: Shawn Strecker by Gary W. Temple Attorney in Fact
Shawn Strecker, by Gary W. Temple, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Thomas Horn** and that he is authorized by **Thomas Horn** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of August, 2020.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Karon Deroin** and that he is authorized by **Karon Deroin** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of August, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Shawn Stecker** and that he is authorized by **Shawn Stecker** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of August, 2020.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

True Copy Certification

I, Jennifer Pennell, 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.

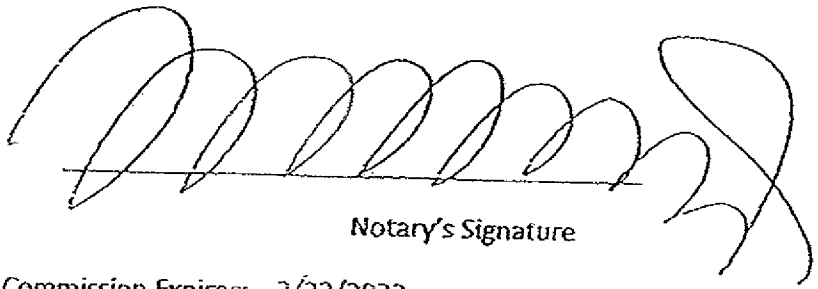


Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

