Karen Johnson Davidson County
Batch# 486783 DEEDWARR
09/30/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $434.75
20200930-0112836

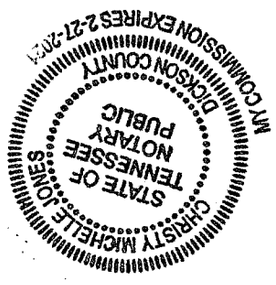
State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2020.

Notary Public
My Commission Expires:



WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Zaia Thombre 644 Delaware Ave. Gallatin, TN 37115	Send Tax Bills To: New Owner	Map/Parcel Number: 043-05-0-245.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy W. Burks as Personal Representative of the Estate of Barry Bryant Kelley and pursuant to Order from the Chancery Court of Sumner County, Tennessee, Case No. 83CH1-2020 PR-390 recorded in Instrument No. 20200924-0109731, Register's Office of Davidson County, Tennessee**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Zaia Thombre, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being more specifically described as follows:

Tract No. 1, Block "F" of the Woodlawn Estates, a plat of which is of record in Book 843, Page 82, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract No. 2, Block "F" of the Woodlawn Estates, a plat of which subdivision is of record in Book 843, Page 82, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Barry Bryant Kelley, unmarried, by Warranty Deed from Susan Nell Kennedy, now known as Susan Kennedy Chopson, married, dated 12/31/2013 and recorded 1/6/2014 in Instrument No. 20140106-0001230, Register's Office for Davidson County, Tennessee. The said Barry Bryant Kelley having since died on 7/29/2020 and Timothy W. Burks having been appointed as Personal Representative by Order of record in Case No. 2020PR-390, Probate Court of Sumner County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

2020 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 644 Delaware Ave., Gallatin, TN 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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

Witness my/our hand(s) this the 24 day of September, 2020.

Estate of Barry Bryant Kelley
By: Timothy W. Burks, Personal Representative

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Timothy W. Burks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved himself to be the Personal Representative of the Estate of Barry Bryant Kelley, and being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of September, 2020.

Commission Expires:

9/20/21

Notary Public:

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024