WARRANTY DEED

20-CD-944

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 544368 **DEEDWARR**
01/04/2021 10:34:00 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20210104-0000313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 20-CD-944

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Glynn A Blasingim and Donna J Blasingim	Glenn A Blasingim and Donna J Blasingim	064120C20300CO
(NAME) 203 Lexington Way	(NAME) 203 Lexington Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MALINDA VAUGHN ODEN, EXECUTRIX OF THE ESTATE OF LEONARD VERNON WILSON AND MALINDA VAUGHN ODEN AND DIANA MARIE HOLT-KIZER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, GLYNN A BLASINGIM AND DONNA J BLASINGIM, 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. 203 on the Plan of Lexington, a Planned Unit Development, of record in Plat Book 6250, page 340 and 341, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leonard V. Wilson and wife, Clara J. Wilson, by Warranty Deed, from Tech-Wood Builders, Inc., dated October 17, 1997, recorded October 21, 1997, of record in Book 10652, page 612, Register's Office for Wilson County, Tennessee.

Clara J. Wilson having since died on January 2, 2014 and property vested in Leonard V. Wilson, as surviving tenant by the entirety. Leonard V. Wilson having since died testate on October 7, 2020. Per Will of Leonard Vernon Wilson of record in Case No. 20P2148, Probate Court of Davidson County, Tennessee, property vested in MaLinda Vaughn Oden and Diana Marie Holt-Kizer as devisees under the Will. Also per Court Order in the Matter of the Estate of Leonard Vernon Wilson, Decedent, and Malinda Vaughn Oden, Petitioner, Case No. 20P2148, signed on December 22, 2020, in The Second Circuit Court for Davidson County, Tennessee,

unimproved ☐
This is improved ☒ property, known as 203 Lexington Way, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 31st day of December, 2020.

Estate of Leonard Vernon Wilson

BY: MaLinda Vaughn Oden Executrix
MaLinda Vaughn Oden as Executrix

MaLinda Vaughn Oden

Diana Marie Holt-Kizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie M. Collum, a Notary Public of said State and County aforesaid, personally appeared MaLinda Vaugh Oden, Executrix of the Estate of Leonard Vernon Wilson 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 Leonard Vernon Wilson, the within named bargainor, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executrix.

Witness my hand, at office, this 31st day of December, 2020.

Leslie M Collum
Notary Public

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Leslie M. Collum, a Notary Public of said county and state MaLinda Vaugh Oden, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 31st day of December, 2020.

Leslie M Collum
Notary Public
My Commission Expires: _____

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me Diana Marie Holt-Kizer, a Notary Public of said county and state Diana Marie Holt-Kizer, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 30th day of December, 2020.

Samantha Depriest
Notary Public
My Commission Expires: 10.19.2021

SAMANTHA DEPRIEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-19-2021