Karen Johnson Davidson County
Batch# 568974 DEEDWARR
02/05/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $882.82
20210205-0016849

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $238,600.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of January, 2021.

NOTARY PUBLIC

My commission expires:

GREGORY W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leon Buckelew	Same as New Owner	119-14-0-160.00
(NAME)	(NAME)	
2918 Wingate Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Estate of Janet Susan Hulan,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Leon Buckelew**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Tuggle Heights, of record in Plat Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIE PAUL HULAN AND WIFE, JANET SUSAN HULAN, by deed from DAVID E. OATSVALL AND WIFE, PAULA OATSVALL, of record in Book 6688, page 708, dated October 21, 1985, said Register's Office. The said Willie Paul Hulan having since died, leaving Janet Susan Hulan the surviving tenant by the entirety. The said said Janet Susan Hulan having since died testate on or about October 1, 2020. Pursuant to the terms of her will of record in Docket No. 20P1749, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This property is __unimproved _X_improved property known as: 2918 Wingate Avenue, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of January, 2021.

Estate of Janet Susan Hulan

BY: Allan F. Hancock Executor
Allan F. Hancock, Executor

STATE OF Nebraska
COUNTY OF Sarpy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allan F. Hancock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of the Estate of Janet Susan Hulan, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2021.

GENERAL NOTARY - State of Nebraska
GISELE M MOORE-HUBER
My Comm. Exp. August 8, 2023

Notary Public
My Commission Expires:

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY