Karen Johnson Davidson County
Batch# 574872 DEEDWARR
02/22/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20210222-0021022

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $191,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of February, 2021.

NOTARY PUBLIC

My commission expires: 5.2.22

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nada, LLC (NAME)	Owner (NAME)	164-88.00
1813 Olive Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

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 Grady R. Leeman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nada, LLC**, 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:

A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County described partly according to a survey made by John Wilkes, County Surveyor, for Davidson County, Tennessee, October 3, 1944, as follows:

Beginning in the center of Pinhook Road at the Southwest corner of the property owned by Jno F. Roach, as shown on said survey, said point being 4 feet East of a Red Oak; thence with the center of said Pinhook Road North 87 degrees West 210 feet, thence North 1 degrees East and parallel with the Westerly line of said Roach property 210 feet; thence Eastwardly and parallel with the center of said Pinhook Road 210 feet to the westerly line of said Roach's property; thence with his Westerly line South 1 degrees West 210 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Grady R. Leeman, single, by deed from Grady R. Leeman a/k/a Grady B. Leeman, single, dated 2/23/2018 of record in Instrument Number 20180302-0020048, Register's office for Davidson County, Tennessee.

Grady R. Leeman a/k/a Grady Ray Leeman having since died and under Item 4.1 of the Last Will and Testament of Grady Ray Leeman, deceased, of record in Probate File 20P1275, Probate Court for Davidson County, Tennessee, property was devised to Catherine D. Frederick, 35% undivided interest, Avonda J. Williams, 25% undivided interest, John R. Leeman, 20% undivided interest, and Amanda E. Wilson 20% undivided interest.

This property is __unimproved _X_improved property known as: 3640 Pin Hook Road, Antioch, TN 37013.

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 11th day of February, 2021.

Estate of Grady R. Leeman

BY: _____
Catherine D. Frederick, Devisee and Personal Representative Under the Will of Grady R. Leeman

BY: _____
Avonda J. Williams

BY: _____
John R. Leeman

BY: _____
Amanda E. Wilson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine D. Frederick, Avonda J. Williams, Kohn R. Leeman and Amanda E. Wilson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of February, 2021.

_____
Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine D. Frederick, as Personal Representative of the Estate of Grady R. Leeman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of February, 2021.

_____
Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

