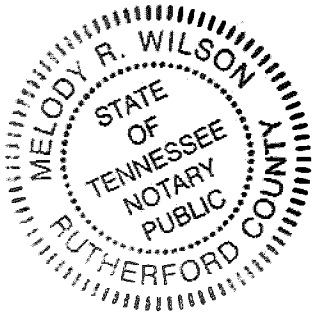
Karen Johnson Davidson County
Batch# 584921 DEEDWARR
03/04/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20210304-0028642



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2021.

Notary Public

My Commission Expires: 3/23/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
L & E Properties Developers and Contractors, Inc.	NEW OWNER	150-03-0-352.00
107 Peters Court		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Ellen S Byers Revocable Trust, dated March 27th, 2009

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L & E Properties Developers and Contractors, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEE, ITS 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. 406 on the Plan of Section Nine, The Country, as shown on plat of record in Plat Book 6900, Pages 285 and 286, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to The Ellen S. Byers Revocable Trust, dated March 27th, 2009, Ellen S. Byers, Trustee, by Quitclaim Deed from Ellen S. Byers, dated 3/27/2009 and recorded 4/24/2009 in Instrument No. 20090424-0037326; and being the same property previously conveyed to Ellen S. Byers and husband, Richard D. Byers by Quitclaim Deed to Create a Joint Tenancy in Husband and Wife, from Ellen S. Byers, through Larry D. Craig, trustee, dated 10/2/2002 and recorded 10/16/2002 in Instrument No. 20021016-0127264; and being the same property previously conveyed to Ellen S. Byers, a single person, by Warranty Deed from Steven Mark Heath and wife, Julia Carol Heath, dated 1/13/1994 and recorded 1/14/1994 in Book 9221, Page 596, Register's Office for Davidson County, Tennessee. The said Richard D Byers died 8/1/2008 leaving Ellen S Byers as the surviving tenant by the entirety. The said Ellen S Byers died 7/30/2010. Upon the death of Ellen S Byers, Kelly Jeanette Sims, Attorney at Law, was appointed as personal representative and Successor Trustee by second amendment to The Ellen S Byers Revocable Trustee, dated March 27, 2009. Order to withdraw as Successor Trustee and appoint Successor Trustee was filed 3/17/2020, Case No. 20P158, Circuit Court for Davidson County, Tennessee, appointing Brad Dozier, Esq. as the Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1301 Ravenna Ct S, Antioch, TN 37013.

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, its heirs and assigns, forever; and Grantor does covenant with said

Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, its 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.

Witness my/our hand(s) this 25th day of February, 2021.

The Ellen S Byers Revocable Trust, dated March 27th, 2009

BY: _____
Brad Dozier, Esq., Successor Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

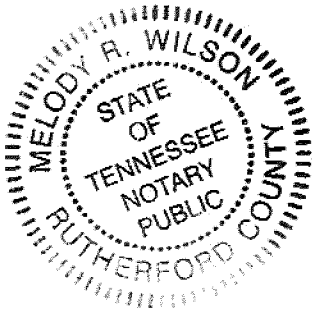
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad Dozier, Esq., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Successor Trustee of The Ellen S Byers Revocable Trust, dated March 27th, 2009, and who further acknowledged that he executed the same as his free act and deed and by the authority granted him as Successor Trustee of The Ellen S Byers Revocable Trust, dated March 27th, 2009.

Witness my hand and official seal at Mt. Juliet (city), Tennessee, this 25th of February, 2021.

_____
Notary Public

My Commission Expires: 3/23/2021

(SEAL)



True Copy Certification

I, Melody R. Wilson, 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 Rutherford

Personally appeared before me, Nick Peters a notary public for this county and state, Melody R. Wilson 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: 11-21-2024
Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY