3989

Karen Johnson Davidson County
Batch# 585014 DEEDWARR
03/04/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.56
20210304-0028774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-2023
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Bouligny Eason and Rosalyn Doyle Eason	New Owner	Parcel ID: 10306006400
(NAME) 5512 Oakmont Circle	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angela Y. Suscha, Sole Devisee under The Last Will and Testament of Peggy C. Davidson, Rutherford County, Tennessee, Probate Court Docket No. 75PR1-2019-PR-548,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Bouligny Eason and Rosalyn Doyle Eason, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 49 on the Plan of Richland Meadows, Section I, as of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the Northerly margin of Oakmont Circle at the Southwest Corner to Lot No. 48 on said Plan; thence with the northerly margin of said circle westerly 30.1 feet to the beginning of a curve; thence around said curve having a radius of 44.07 feet northwestwardly 62.1 feet to a point on the easterly margin of Meadows Crest Road; thence with the easterly margin of said Road Northwardly 45 feet; thence south 86 degrees 15 minutes east 90 feet to the northwest corner of said lot No. 48; thence with the line between said lots 48 and 49, southwardly 97 feet to the beginning.

Being the same property conveyed to Peggy C. Davidson, married by Warranty Deed from Josephine Griffin Fusse, unmarried, by deed dated January 30, 1992, filed of record on February 3, 1992, of record in Book 8540, Page 833, Register's Office for Davidson County, Tennessee. Peggy C. Davidson having died, a resident of Rutherford County, Tennessee, on October 22, 2019, leaving the herein described property to her daughter, Angela Y. Susha, under her Lat Will and Testament, Rutherford County, Tennessee Probate Docket No. 75PR1-2019-PR-548.
A certified copy of the Last Will and Testament of Peggy C. Davidson is filed of record with the Davidson County, Tennessee Register of Deeds Office, of record in Instrument No. 20210302-0026869

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5512 Oakmont Circle, Nashville, TN 37209

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.

Witness our hands this 26th day of February, 2021.

Angela Y. Susha

Angela Y. Suscha, Sole Devisee under The Last Will and Testament of Peggy C. Davidson, Rutherford County, Tennessee, Probate Court Docket No. 75PR1-2019-PR-548

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Angela Y. Suscha, Sole Devisee under The Last Will and Testament of Peggy C. Davidson, Rutherford County, Tennessee, Probate Docket No. 75PR1-2019-PR-548,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Karla Lilley

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023