15525

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William W. Middleton Linda C. Middleton	New ~~Order~~ OWNER	4D-71766
(NAME)	(NAME)	
90 Lake Dr.		
(ADDRESS)	(ADDRESS)	
Lebanon TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 602766 **DEEDWARR**
03/30/2021 10:16:11 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20210330-0041426

For and in consideration of the sum of Ten 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, We, **Lisa D. Hayes, as Executrix for the Estate of Mary Sue Davis, Lisa D. Hayes, and Sandra Davis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William W. Middleton and Linda C. Middleton, 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. 23 on the Plan of Hermitage Estates, as of record in Book 3300, Page 71, Register's office for said County.

Said Lot No. 23 fronts 76 feet on the northwesterly side of Luree Lane and extends back 155.77 feet on the northeasterly line and 150.1 feet on the southwesterly line to a reserved Parcel marked "Parcel B", on which it measures 94.45 feet.

Being the same property conveyed to Joseph C. Davis and wife, Mary Sue Davis, by deed of record in Book 3674, Page 321, Register's Office for Davidson County, Tennessee. Joseph C. Davis predeceased Mary Sue Davis. Mary Sue Davis died testate leaving the property to her beneficiaries, Lisa D. Hayes and Sandra Davis by Last Will and Testament see Docket Number 20P1389, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 8321 Luree Lane, Hermitage, TN 37076
(House Number) (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.

Witness my/our hands this 29th day of March, 2021.

Lisa D. Hayes executrix
Lisa D. Hayes, as Executrix for the Estate of Mary Sue Davis

Lisa D. Hayes
Lisa D. Hayes

Sandra Davis
Sandra Davis

State of Tennessee
County of Davidson

Personally appeared before me Lisa D. Hayes and Sandra Davis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2021.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

Before me, personally appeared Lisa D. Hayes, as Executrix for the Estate of Mary Sue Davis, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

File No.: 15525