Karen Johnson Davidson County
Batch# 603225 DEEDWARR
03/31/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210331-0042049

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MJH Homes, LLC
2840 Galesburg Drive
Nashville, TN 37217

SEND TAX BILL TO:
Wildcat Lending
4800 Dexter Drive
Plano, TX 75093

MAP/PARCEL 150-05-0-222.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacob Dean Weston and Luke Randall Farley, heirs at law of The Estate of Judy Carol Farley, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **MJH Homes, LLC hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Edge-O-Lake Estates, Section 17 of record in Plat Book 4460, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judy B. Farley by Warranty deed from R. Keith Butterfield and wife. Gina Butterfield of record in Instrument No. 20020621-0075242 Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 21, 2002.

That said Judy B. Farley died intestate on March 18, 2020, leaving Jacob Dean Weston and Luke Randall Farley as her heirs-at-law. An intestate administration was opened in Davidson County Probate Court, Docket No. 20P1714 on November 19, 2020. Affidavits of heirship recorded ___ day of _____, 2021, in Instrument No. ___202103310042048___and No. _____, register's office for Davidson County, Tennessee.

This is improved property known as: **2840 Galesburg Drive, Nashville, Tennessee 37217.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 24th day of March, 2021.

WITNESS MY HAND on this the 24th day of March, 2021.

The Estate of Judy Carol Farley

Jacob Dean Weston

Jacob Dean Weston

WITNESS MY HAND on this the 12 day of March, 2021.

Luke Randall Farley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jacob Dean Weston,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of March, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF OKLAHOMA
COUNTY OF Oklahoma

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Luke Randall Farley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12 day of March, 2021.

NOTARY PUBLIC

TERRI WILLIAMS NOTARY # 16006192 EXP. 08/28/24 PUBLIC STATE OF OKLAHOMA

My Commission Expires: June 28 2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of March, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 21-0310

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

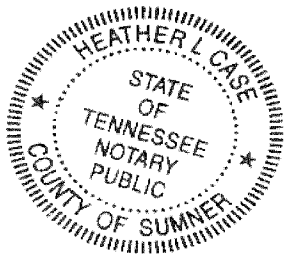
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024