Karen Johnson Davidson County
Batch# 627443 DEEDWARR
05/03/2021 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $2,590.00
20210503-0058973

#36165

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36165-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2021. Notary Public My Commission Expires: 03/23/2024

JAMES M POWELL
MY COMMISSION # GG 972710
EXPIRES: March 23, 2024
Bonded Thru Notary Public Underwriters

WARRANTY DEED

Address New Owner: Jill S. Lester, James K. Lester 209 Burlington Place Nashville, TN 37215	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave. S STE 1000 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 117090C02400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanne Anne Talley and Jerry L. Moore, Co-Executors of the Estate of Joan H. Young, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jill S. Lester and James K. Lester, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 209 Burlington Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2021.

Jeanne Anne Talley and Jerry L. Moore, Co-Executors of the Estate of Joan H. Young, deceased

Jeanne Anne Talley, Co-Executor

Jeanne Anne Talley, Co-Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanne Anne Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Co-Executor of the Estate of Joan H. Young, deceased and as such Co-Executor has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of April, 2021.

Karen June Jamian
Notary Public

My Commission Expires:

KAREN JUNE JAMIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 6, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28TH day of April, 2021.

Jeanne Anne Talley and Jerry L. Moore, Co-Executors of the Estate of Joan H. Young, deceased

Jerry L. Moore, Co-Executor

COUNTY OF Hillsborough

STATE OF Florida

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanne Anne Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Co-Executor of the Estate of Joan H. Young, deceased and as such Co-Executor has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28TH day of April, 2021.

Notary Public

My Commission Expires: 03/23/2024

JAMES M POWELL
MY COMMISSION # GG 972710
EXPIRES: March 23, 2024
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Burlington as of record in Plat Book 5200, pages 403-406, amended in Book 5800, page 185, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joan H. Young, an unmarried woman, by deed dated April 29, 2013 from Mary H. Andrews, Trustee of the Mary H. Andrews Living Trust of record in Instrument No. 20130430-0043009, Register's Office for Davidson County, Tennessee. Joan H. Young having since died on October 19, 2020 leaving a Last Will and Testament filed for Probate in Docket No. 20P1963, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Joan H. Young directed that the Co-Executor's administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Jeanne Anne Talley and Jerry L. Moore.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 117090C02400CO. (Estimated to be $5,536.90)
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Burlington, a Planned Unit Development, of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, page 646, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 5200, pages 403-406, Register's Office for Davidson County, Tennessee.
6. Easement for sewer purposes of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

