Karen Johnson Davidson County
Batch# 637558 DEEDWARR
05/17/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,238.39
20210517-0065944

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,700.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2021 Notary Public MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)
File No. BC-21-388	

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Adams, Trustee	New Owner	
(NAME) 5600 A Kendall Drive	(NAME) P.O Box 160071	103-06-0C-101.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jennifer Anne Hiers, Executor of The Estate of Jane Williams Hiers, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Adams, Trustee of The 5600A Kendall Dr Trust dated May 11, 2021**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1, Kendall Corner Condominiums, as shown on Master Deed recorded in Book 7814, page 33, this being an amendment of Lot No. 1 Brookside Court No. 2 Incorporated of record in Book 1835, Page 47, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Jane W. Hiers, unmarried by Warranty deed from Michael Dones and wife, Danita Dones and Essie Wesson, unmarried of record in Book 10781, page 873, Register's Office for Davidson County, Tennessee, dated January 30, 1998 and recorded on February 04, 1998. The said Jane W. Hiers a/k/a Jane Williams Hiers subsequently died testate on November 2, 2020, and her Last Will & Testament has been admitted for probate under Case No. 20P-2039, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Said Last Will & Testament directed that any real property owned at the time of her death be sold and administered as part of her probate estate, in which Jennifer Anne Hiers has been named Executrix.

This is property more commonly known as 5600 A Kendall Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 13th day of May, 2021.

The Estate of Jane Williams Hiers

By: Jennifer Anne Hiers
Jennifer Anne Hiers, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2021, before me personally appeared Jennifer Anne Hiers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herserlf to be Executor of the Estate of Jane Williams Hiers, the within named bargainor, and that she as such Executor, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2021.

Leslie Garside
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024