Karen Johnson Davidson County
Batch# 645096 DEEDWARR
05/27/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210527-0071697

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0254

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2021

Notary Public

Commission Expires: 03/01/2022

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Austin Moyer 117 Jacksonian Drive Hermitage, TN 37076	Bank of England 5 Statehouse Plaza #500 Little Rock, AR 72201	074-04-0-015

WARRANTY DEED

FOR AND IN 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, **Terri Jean Turner, Billy Kirk Tyree and Ralph David Tyree, as devisees of Patricia A. Tyree** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Austin Moyer, single man

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. 1050 on the Plan of Section Ten, Hermitage Hills, and a Resubdivision of a Portion of Hermitage Hills Section 7" of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot No. 1050 fronts 55.68 feet on the easterly margin of Jacksonian Drive and runs back between lines measuring 160.0 feet thereon to a straight line in the rear measuring 138.0 feet thereon.

BEING the same property conveyed to Patricia Ann Tyree by Quitclaim Deed (pursuant to terms of Final Decree of Divorce) from Billy Ralph Tyree, dated 1/22/1996 and recorded 1/22/1996 in Book 9924, Page 567; and the same property previously conveyed to Billy Ralph Tyree and wife, Patricia Ann Tyree by Warranty Deed from Horace G. Howell, Jr. and wife, Starr H. Howell, dated 8/15/1968 and recorded 8/16/1968 in Book 4260, Page 991, Register's Office for Davidson County, Tennessee.

The said Patricia Ann Tyree (aka Patricia A. Tyree) died testate on September 20, 2020. Pursuant to her Last Will and Testament and Order to Probate filed 12/11/2020 in Docket No. 20P-1919 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Terri Turner was appointed as Executrix, devisees are Terri Turner, Billy Kirk Tyree and Ralph David Tyree.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 117 Jacksonian Drive Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of May, 2021.

The Estate of Patricia A. Tyree

By: _____
Terri Jean Turner, devisee

By: _____
Billy Kirk Tyree, devisee

By: _____
Ralph David Tyree, devisee

STATE OF TENNESSEE
COUNTY OF SUMNER

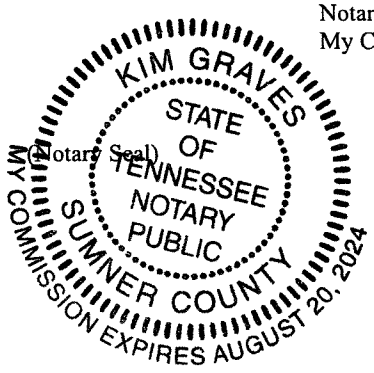
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terri Turner, Billy Kirk Tyree, and Ralph David Tyree, devisees of The Estate of Patricia A. Tyree** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of May, 2021

.

_____
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)



True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

