RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1193176

Karen Johnson Davidson County
Batch# 648898 DEEDWARR
06/03/2021 09:52:30 AM 5 pgs
Fees: $28.00 Taxes: $2,251.45
20210603-0074396

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/19/22

(AFFIX SEAL)

JILL L. SWIDEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01515

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lyra Hankins 601 Valley Trace Ct Nashville, TN 37221	Lyra Hankins 601 Valley Trace Ct Nashville, TN 37221	143-06-0-A-062.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jan Canters, Successor Trustee of the Randy Rae Salome Revocable Trust and Co-Executor of the Estate of Randy Rae Salome and Jo Anne Mikaelian, Co-Executor of the Estate of Randy Rae Salome**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lyra Hankins, a married woman** hereinafter called the Grantees, their successors 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. 34, on the plan of Phase Two, Harpeth Trace Estates, as shown by plat of record in Book 5200, Pages 556, 557, and 558, 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 Randy R. Salome by deed from Stephen J. Nedelman and Ilene L. Nedelman, dated September 28, 2016, recorded September 29, 2016, of record in Instrument No. 20160929-0102624, in the Register's Office for Davidson County, Tennessee. Randy R. (Rae) Salome having since died, testate, unmarried and without issue on December 11, 2019. The Last Will and Testament of Randy Rae Salome was admitted to Probate by Order of the Seventh Circuit Court of Davidson County, entered July 2, 2020, in Docket No. 20P969. Said Order appointed Jan Canters and Jo Anne Mikaelian as the Co-Executors of the Estate and Letters Testamentary have been issued to them.

Randy R. Salome is one and the same person as Randy Rae Salome.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 601 Valley Trace Ct, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of May, 2021

Jo Anne Mikaelian 5-5-21

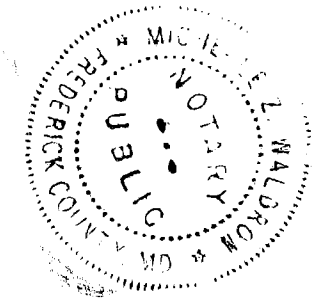
Jo Anne Mikaelian, Co-Executor of the
Estate of Randy Rae Salome

STATE OF Maryland
COUNTY OF Frederick

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jo Anne Mikaelian Co-Executror of the Estate of Randy Rae Salome, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at (city) Frederick, (state) MD, this 5 day of May, 2021.

Michelle Z. Waldron
Notary Public at Large
My commission expires: 12-15-2024



with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of May, 2021

Jan Canters, Successor Trustee of the
Randy Rae Salome Revocable Trust
and Co-Executor of the Estate of Randy
Rae Salome

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jan Canters Successor Trustee of the Randy Rae Salome Revocable Trust and Co-Executror of the Estate of Randy Rae Salome, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at (city)_____, (state)_____, this _____ day of May, 2021.

_____
Notary Public at Large
My commission expires:_____

See Attached Notary
Acknowledgment Certificate
EA 05105 12021

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On May 5, 2021 before me, Emily Aikman, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jan Canters
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EMILY AIKMAN
Notary Public – California
Los Angeles County
Commission # 2219125
My Comm. Expires Oct 21, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty deed Document Date: 05/05/2021
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

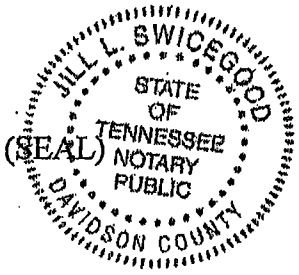
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900