Karen Johnson Davidson County
Batch# 676871 DEEDWARR
07/14/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210714-0094837

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-13-25
File No. G21-13007

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Moore	Loandepot.com, LLC	108-08-0-001.00
(NAME)	(NAME)	
956 Wemberton Drive	P.O. Box 5710	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214	Chicago, IL 60680-5681	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kelly Walter Billingsley, Executor of the Estate of Wynema Jane Billingsley, and Kelly Walter Billingsley, and Jack Wayne Billingsley, and Kandice W. Billingsley Young, Devisees of the Estate of Wynema Jane Billingsley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Moore**, 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. 144 on the "Resubdivision of Lots 70 Thru 90, Lots 92 Thru 97, Lots 138 Thru 145, Lots 179 Thru 181, Lot 192, Lots 194 Thru 197, Lots 203 Thru 206 and Lots 238 Thru 240, Section Two, Larchwood", of record in Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Wynema Jane Billingsley, unmarried, by Warranty Deed from Donald R. Griffith and wife, Carolyn R. Griffith, dated 5/31/1996 and recorded 6/7/1996 in Book 10080, Page 153, Register's Office for Davidson County, Tennessee. The said Wynema Jane Billingsley died testate on June 15, 2020. Pursuant to her Last Will and Testament and Order to Probate filed 7/22/2020 in Docket No. 20P-978 in the Seventh Circuit Court for Davidson County, Tennessee, Kelly W. Billingsley was appointed as Executor, and property was devised to Kelly Walter Billingsley, Jack Wayne Billingsley, and Kandice W. Billingsley Young.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 956 Wemberton Drive, Nashville, TN 37214.

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. Whenever 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(s) this 30th day of June, 2021.

Estate of Wynema Jane Billingsley

By: Kelly Walter Billingsley, Executor

Kelly Walter Billingsley, Executor

Kelly Walter Billingsley

Jack Wayne Billingsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Kelly Walter Billingsley and Jack Wayne Billingsley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

TODD SOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-22

Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kelly Walter Billingsley, Executor of Estate of Wynema Jane Billingsley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2021.

TODD SOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-22

Notary Public
My Commission Expires:

Kandice W. Billingsley Young

STATE OF California
COUNTY OF Los Angeles

On this 28th 30th day of June, 2021, before me personally appeared Kandice W. Billingsley Young to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th 30th day of June, 2021.

Notary Signature
My commission expires: Oct. 9, 2024

CHUCK JIRO MURAYAMA
Notary Public - California
Los Angeles County
Commission # 2335267
My Comm. Expires Oct 9, 2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

Signature
July 9, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this July 9, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025