Karen Johnson Davidson County
Batch# 684482 DEEDWARR
07/27/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210727-0100713

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Mike LaBorg
Affiant

Subscribed and sworn to before me, this 23RD DAY OF JULY 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/20

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Laborg	Mike Laborg	
	(NAME)	
PO Box 718	PO Box 718	038-00-0-065.00
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Esther Joy Anglin and Joseph Lee Boykin, Jr. and Kay Wright, Executrix of the Deborah G. Boykin Estate, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mike Laborg, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by W.R. Seigentheler dated April 30, 1960, as follows:

Beginning at a spike in the northerly margin of Alessio Road at the Southwest corner of the property conveyed to Gladys L. Skaggs by deed from Briggs Cuye on January 26, 1959, and recorded in Book 2864, page 31, Register's Office for Davidson County, Tennessee; thence South 74 degrees 39 minutes West in the northerly margin of Allessio Road 221.4 feet, thence South 70 degrees 59 minutes West in the northerly margin of Allessio Road 78.6 feet to a point; thence North 16 degrees 17 minutes East 933.9 feet to a point in Yunker's southerly line; thence with Yunker's southerly line North 51 degrees 37 minutes East 325.0 feet to a beech tree; thence South 13 degrees 10 minutes West 412.3 feet with a fence to a point; thence South 12 degrees 26 minutes West 527.2 feet with a fence to the point of beginning, containing 5.09 acres, more or less.

Being the same property conveyed to Joseph Lee Boykin and wife, Esther Murphy Boykin, by Warranty Deed from E. E. McMath and wife, Stella B. McMath, of record in Book 3073, Page 1, Register's Office for Davidson County, Tennessee. Joseph Lee Boykin died 4/17/2001, survived by his wife Esther Murphy Boykin. Esther Murphy Boykin, reserving to herself a life estate, conveyed the property to Esther Joy Anglin, a 1/4 undivided interest; Joseph Lee Boykin, Jr., a 1/4 undivided interest; and Deborah Gayle Boykin, a 1/2 undivided interest by Warranty Deed of record in Instrument No. 20040213-0017436 Register's Office for Davidson County, Tennessee. Esther Murphy Boykin died 12/11/2005, survived by said remaindermen.

Deborah Gayle Boykin died, unmarried and testate, on April 14, 2016. By her Will, admitted to probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 16P-814, entered June 2, 2016, she appointed Kay Wright as Executrix and directed her as such Executrix to sell her interest in the within property.

Esther Joy Anglin executes this instrument by and through Joseph Lee Boykin, Jr, Attorney in Fact pursuant to her Power of Attorney recorded herewith.

Being also known as 3660 Alessio Rd., Whites Creek, Tennessee 37189.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3660 Alessio Rd, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

WARRANTY DEED
(Continued)

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(s) this 23rd day of July, 2021.

Esther Joy Anglin by Joseph Lee Boykin Jr.
Esther Joy Anglin By: Joseph Lee Boykin, Jr., Attorney in Fact

Joseph Lee Boykin Jr.
Joseph Lee Boykin, Jr.

Kay Wright Exectrix
Kay Wright, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Lee Boykin, Jr. and Kay Wright , the herein bargainor(s), 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, this the 23rd day of July, 2021.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, the within named Joseph Lee Boykin, Jr., with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the attorney-in-fact for Esther Joy Anglin, the within named bargainor, and that he, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Esther Joy Anglin by himrself as attorney-in-fact and attesting the same by the said Joseph Lee Boykin, Jr., as attorney-in-fact.

Witness my hand and seal on this the 23 day of July, 2021.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022 Notary Public

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 on 23rd day of July, 2021.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY