WARRANTY DEED

Karen Johnson Davidson County
Batch# 715621 DEEDWARR
09/14/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210914-0123304

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/19/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. Linton	John A. Linton	098050187.00
(NAME)	(NAME)	
5307 Hunters Point Court	5307 Hunters Point Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Julia Faye Gayle, Administrator of the Estate of James Edward Gayle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Linton, 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:

BEING Lot 42-B on the Plan of Hunter's Point Subdivision of record in Plat Book 8250, Page 340, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Gayle by deed from Brent Foster of record in Book 9737, Page 491, Register's Office, Davidson County, Tennessee. The same James E. Gayle having since died intestate February 26, 2021. Pursuant to the Order approving sale of real property, Julia Faye Gayle is authorized to sell the subject property.

This conveyance is subject to restrictions of record in Book 3814, Page 592, Book 3897, Page 926, and Book 6207, Page 609, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 5307 Hunters Point Court, Hermitage, TN 37076
(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 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 hand this 9th day of September, 2021.

Julia Faye Gayle

Julia Faye Gayle, Administrator of
The Estate of James Edward Gayle

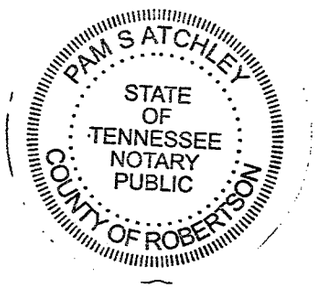
STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julia Faye Gayle as Administrator of The Estate of James Edward Gayle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the she of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 9th day of September, 2021.

Notary Public
My commission expires: 5-20-25



Certificate of Authenticity

I, Kathy Lee, 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 9/9/21.

Date

Affiant Signature

9/10/21

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 10th day of September 2021.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON