Karen Johnson Davidson County
Batch# 741499 DEEDWARR
10/22/2021 10:30:05 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20211022-0142008

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Sharon Lee Horwath
702 Blue Brick Place
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:

064-12-0A-702.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Angela Gale Elkins, Kimberly Faye Sellars, and Anita Lynn Jackson, as the only heirs at law of Brenda Kaye Hearn now deceased** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sharon Lee Horwath, unmarried,** 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 Unit No. 702 on the plan of Fox Run Condominiums First Revision - Part of Section 2, of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda K. Hearn by Warranty deed from Linda Ashworth and husband, Jack Ashworth of record in Instrument No. 20171116-0117741 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 16, 2017.

The said Brenda K. Hearn died on or about December 24, 2020 and her estate is currently being probated in the Seventh Circuit for Davidson County, Tennessee, Probate Division, Case No. 21P81, leaving said property to the said Grantors.

Kimberly Faye Lattimore and Kimberly Faye Sellars are on and the same person.
Charles Alan Elkins executed this instrument on behalf of Angela Gale Elkins pursuant to a Durable Power of Attorney which is being placed of record concurrently herewith.

William Douglas Jackson executed this instrument on behalf of Anita Lynn Jackson pursuant to a Durable Power of Attorney which is being placed of record concurrently herewith.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **702 Blue Brick Place 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 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 our hands this 1st day of October, 2021.

Angela Gale Elkins by Charles Alan Elkins Attorney in Fact 10/1/21
Angela Gale Elkins
By: Charles Alan Elkins, Attorney in Fact

Anita Lynn Jackson by William Douglas Jackson Attorney-in-fact
Anita Lynn Jackson
By: William Douglas Jackson, Attorney in Fact

Kimberly Faye Sellars
Kimberly Faye Sellars

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly Faye Sellars, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2021.

Jodie D Pelley
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF TENNESSEE
COUNTY OF WILSON

On this 1st day of October, 2021, before me personally appeared Charles Alan Elkins, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Angela Gale Elkins, and who acknowledged that he/she executed the same as the free act and deed of Angela Gale Elkins.

Witness my hand and official seal at Mt. Juliet, Tennessee this 1st day of October, 2021.

Jodie D Pelley
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF TENNESSEE
COUNTY OF WILSON

On this 1st day of October, 2021, before me personally appeared William Douglas Jackson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Anita Lynn Jackson, and who acknowledged that he/she executed the same as the free act and deed of Anita Lynn Jackson.

Witness my hand and official seal at Mt. Juliet, Tennessee this 1st day of October, 2021.

Jodie D Pelley
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $259,900.00.

Sharon Lee Howarth
AFFIANT

Subscribed and sworn to before me this 1st day of October, 2021.

Jodie D Pelley
NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024