WARRANTY DEED

Karen Johnson Davidson County
Batch# 745476 DEEDWARR
10/28/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211028-0144753

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: ~~February 08, 2024~~ 5/18/24 (AFFIX SEAL)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFFOTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Frank Schleicher Jodi Melissa Schleicher	New owner	17200014100
(NAME)	(NAME)	
1605 17th Ave. S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, Bette Kay Gupton, Executrix for **The Estate of Hubert E. Lawing,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Frank Schleicher and Jodi Melissa Schleicher, husband and wife ,** 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, lying in the 2nd Civil District of Davidson County, Tennessee, containing 10.01 acres, more or less, and described according to a survey by Anderson Delk and Associates, Engineers, dated April 15, 1982, as follows:

BEGINNING at a point in the centerline of Holt Hills Road (Private) as recorded on the Plat of: Holt Hills, Section 3, said plat being of record in Book 5200, page 306, said Register's Office; said point being South 2 degrees 2 minutes 41 seconds West a distance, of 270.18 feet from the Southeast corner of Tract 29 or the said Holt Hills, Section 3; thence with the centerline, of said Holt Hills Road (Private) South 8 degrees 30 minutes 31 seconds East a distance of 328.19 feet to a point; thence continuing with the centerline of said Road South 11 degrees 11 minutes 31 seconds East a distance of 283.18 feet to a point; thence leaving said Road South 89 degrees 56 minutes 38 seconds West a distance of 793.54 feet to a point in the Westerly line of the Holt Hills Development Co., Inc. property; thence with said Westerly line North 3 degrees 58 minutes 30 seconds East a distance of 617.32 feet to a point; thence South 88 degrees 52 minutes 37 seconds East a distance of 647.36 feet to the point of beginning.

Being the same property conveyed to Hubert E. Lawing and wife, Bette K. Lawing, by Warranty Deed from Paul B. Sutton and wife, Evelyn Sutton, of record in Book 6063, Page 910, Register's Office for Davidson County, Tennessee, dated May 18, 1983 and recorded on May 26, 1983.

Said Bette K. Lawing became deceased, date of death 2-15-93 vesting Hubert E. Lawing as surviving tenant. Said Hubert E. Lawing became deceased on July 1, 2019, leaving Last Will and Testament filed for Probate in Docket No. 19P1390, Chancery Court of Davidson County, Tennessee. In accordance

with the terms of the Will, and by letters testamentary, Bette Kay Gupton became appointed as Executrix, with power to administer and convey real property without joinder of any heir or beneficiary.

unimproved ☐

This is improved ☑ property, known as 227 Holt Hills Road, Nashville, TN 37211
(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 hands this 25th day of October, 2021.

THE ESTATE OF HUBERT E. LAWING

Bette Kay Gupton, executrix
Bette Kay Gupton
, Executrix

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25th day of October, 2021, within my jurisdiction, the within named Bette Kay Gupton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Executrix for The Estate of Hubert E. Lawing.

WITNESS my hand and seal this 25th day of October, 2021.

Judy Reed
Notary Public ~~Carla R. Dillard~~ Judy Reed
My Commission Expires: ~~February 08, 2024~~ 11.20.21

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

File No.: 2518

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on October 25, 2021.

Affiant Signature

10.26.21
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 26 day of October, 2021.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY