WARRANTY DEED

Karen Johnson Davidson County
Batch# 748925 DEEDWARR
11/03/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20211103-0147161

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/16/25
(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-16-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose E. Doss Trosty	same	074-08-0-212.00
(NAME)	(NAME)	
135 Jacksonian Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cathy Hayes and Dewey C. Slusher, Jr., Co-Executors of The Estate of Barbara H. Stallings**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jose E. Doss Trosty**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 1031, SECTION TEN, HERMITAGE HILLS, as shown on plat of record in Book 3600, Page 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dewey C. Slusher and wife, Barbara J. Slusher, by Warranty Deed from Johnson Homes, Inc., of record in Book 3923, Page 950, in the Register's Office of Davidson County, Tennessee, dated August 13, 1965 and recorded on August 16, 1965.

Being the same property conveyed to Barbara J. Stallings, a married woman, by Quitclaim Deed from Barbara J. Slusher, a married woman, of record in Instrument No. 20151120-0117965, in the Register's Office of Davidson County, Tennessee, dated November 20, 2015 and recorded on November 20, 2015.

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 matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
This is improved property, known as 135 Jacksonian Drive, 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 Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 22nd day of October, 2021.

The Estate of Barbara H. Stallings

BY: _____
Cathy Hayes
Co-Executor

BY: _____
Dewey C. Slusher, Jr.
Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Cathy Hayes and Dewey C. Slusher with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged themselves to be the Co-Executors of the Estate of Barbara J. Stallings,the within named bargainor, and that she as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

_____
Notary Public

My Commission Expires:

(SEAL)

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 OCT 22 2021 (date of document).

Affiant Signature

OCT 26 2021
Date

State of TN

County of DAVIDSON

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

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-06-2025
NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25