Karen Johnson Davidson County
Batch# 805181 DEEDWARR
02/14/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20220214-0017080

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 5107 Maryland Way, Suite 115 Brentwood, TN 37027 File P22-10028-PL	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$442,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2022. Notary Public MY COMMISSION EXPIRES: 3/15/25 (AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kaylee Cahoon	New Owners	
211 Hearthstone Manor Lane,		160-15-0A-071.00-CO
Brentwood, TN, 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kristin L. Howell, individually and as Executrix of the Estate of Linda Kay High, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaylee Cahoon, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEE, HER 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. 71 on the Condominium Site Plan, Phase IV, Hearthstone Manor, of record in Book 6250, page 990 and revised in Book 6200, page 642, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Kay High by Warranty Deed from Michael W. Meguiar and wife, Georgia C. Meguiar of record in Book 8891, Page 886, Register's Office for

Davidson County, Tennessee, dated March 17, 1993 and recorded on March 19, 1993. Linda Kay High became deceased on October 25, 2021, leaving Last Will and Testament filed for Probate in Docket No. 21P2342, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **211 Hearthstone Manor Lane, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantee, her 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, her 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 the 27 day of January, 2022.

Kristin L. Howell, Executrix
Kristin L. Howell, Executrix

Kristin L. Howell
Kristin L. Howell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristin L. Howell, individually and Executrix of the Estate of Linda Kay High, deceased,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of January, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1-27-22.

Affiant Signature

2-2-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2-2-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON