Karen Johnson Davidson County
Batch# 812949 DEEDWARR
03/01/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220301-0023084



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2022.

Notary Public

My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Linda Leech and Stephen Leech	Same As Owner	**064-16-0D-039.00-CO**
1756 Stone Hollow Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten 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,

Michael Harriman Ayers, Executor of the Estate of Joyce Elaine Ayers

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Linda Leech and Stephen Leech, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 234 on the Plan of Section One, Truxton Park of record as Instrument No. 20001026-0106272, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joyce F. Ayers by Warranty Deed from Leroy E. Thompson of record in Instrument No. 20040514-0056926 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 14, 2004; the said Joyce F. Ayers a/k/a Joyce Elaine Ayers having since died testate on August 14, 2021, and by her Last Will and Testament, being probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Nashville, Docket No. 21P-2194, the said Michael Harriman Ayers, as Executor of the Estate, given full power and authority to sell, transfer, and convey the subject property without the joinder of any beneficiary.

BEING improved property known as **1756 Stone Hollow Court, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of February, 2022.

Estate of Joyce Elaine Ayers

By: _____, Executor

Michael Harriman Ayers, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Michael Harriman Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executor of the Estate of Joyce Elaine Ayers, the within named bargainor, and that he as such officer, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Joyce Elaine Ayers, by himself as said Executor.

Witness my hand and official seal this 16th day of February, 2022.

_____
Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

LTC File No. 21-000398-529

SP 11/2015

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 **2/16/2022** (date of document).

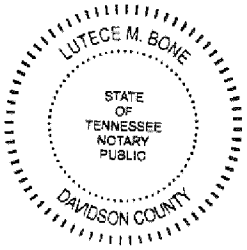
Affiant Signature

2/17/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **17** day of **February**, 2**022**.



Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024

NOTARY'S SEAL