Karen Johnson Davidson County
Batch# 827602 DEEDWARR
03/24/2022 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20220324-0033973

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

05-NSH22-03593

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Moore Real Estate Ventures, LLC 1017 Jasperson Drive Madison, TN 37115	MOORE REAL ESTATE VENTURES 117 TRACE PARK DR. SOMERSET, KY 42503	052-07-0-086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lori Pilkinton Dickens, Executrix of the Estate of Ottis Reeves Pilkinton, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Moore Real Estate Ventures, LLC, A Kentucky Limited Liability Company**, hereinafter called the Grantees, their successors 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 Lot No. 57 on the Plan of Madison Heights, Section II, Part IV of record in Book 2133, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 159.70 feet on the Southerly side of Jasperson Drive and runs back 252.59 feet on the Easterly line and 248.41 feet on the Westerly line, to a dead line in the rear on which it measures 159.76 feet.

Being the same property conveyed to Ottis Reeves Pilkinton and wife, Marie Wright Pilkinton by Warranty Deed from William Jaques Wolff and wife, Brenda Dimmick Wolff of record in Book 4190, Page 654, Register's Office for Davidson County, Tennessee, dated November 10, 1967 and recorded on November 20, 1967.

Marie Wright Pilkinton died August 11, 2016 vesting Ottis Reeves Pilkinton as surviving tenant

Ottis Reeves Pilkinton died testate, December 6, 2020 leaving Last Will and Testament filed for Probate in Docket No. 21P205 Chancery Court of Davidson County, Tennessee. In accordance with the terms of said Will, Lori Pilkinton Dickens is named Executor of the Estate of Ottis Reeves Pilkinton, deceased.

Ottis Stephen Pilkinton and Lori Pilkinton Dickens execute this instrument for the purpose of consenting to the sale and quitclaiming and conveying any interest they may have in the subject property as individuals.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as:1017 Jasperson Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2022

Lori Pilkinton Dickens, Executrix of the Estate of Ottis Reeves Pilkinton, deceased

BY: Lori P Dickens

Lori Pilkinton Dickens, Executrix of the Estate of Ottis Reeves Pilkinton, deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Lori Pilkinton Dickens, Executrix of the Estate of Ottis Reeves Pilkinton, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Sumner County, Tennessee, this 15th of March, 2022.

Notary Public
My commission expires: 03/21/2022



Lori Pilkinton Dickens

Ottis Stephen Pilkinton

STATE OF TENNESSEE

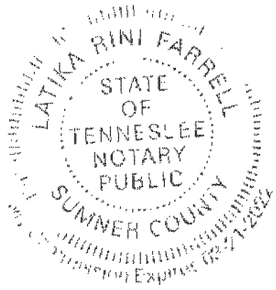
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Lori Pilkinton Dickens and Ottis Stephen Pilkinton as individuals**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Sumner County, Tennessee, this 15th of March, 2022.

Notary Public

My commission expires: 03/21/2022



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 15th March, 2022.

Custodian's Signature — 03/15/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 16th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023