THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4496-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL,2022. Notary Public MY COMMISSION EXPIRES: 3.7.23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 842231 DEEDWARR
04/19/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $837.68
20220419-0045184

L. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS T	MAP-PARCEL NUMBERS
AYERLY DEVEVOPMENT, INC.	**AYERLY DEVEVOPMENT, INC.**	
4259 Church Street	4259 Church Steeet	053-16-0-004.00
Greenbrier, TN 37073	Greenbriar, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LOUIS A. McREDMOND, sole heir under the Will of Julie McRedmond**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYERLY DEVEVOPMENT, INC,**

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described land located at 208 Pitts Avenue, Old Hickory, Tennessee, 37138-2608 described more particularly as follows:

Being on the Westerly margin of Hadley Bend Road at the Common corner of Lots Nos. 3 and 4, said beginning point being 1214.6 feet South of the South line of the T.C.R.R. company right-of-way; thence with the line between Lots Nos 3 and 4, Westwardly 350 feet to the Northwest corner of the Lot No. 4; thence with the West line of said Lot, Southwardly 60 feet to the corner of Lots Nos. 4 and 5; thence with the line between said Lots, Eastwardly 350 feet to the Westerly margin of Hadley Bend Road; thence with the Westerly margin of said road, Northwardly 60 feet to the beginning.

Being the same property conveyed to Julie McRedmond by Quitclaim Deed from Julie VanLuven of record in Instrument No. 20041208-0146313 Register's Office for Davidson County, Tennessee, dated December 08, 2004 and recorded on December 08, 2004.

Said Julie McRedmond became deceased on September 11, 2021, leaving her Last Will and Testament filed for Probate under Docket No. 21P2396, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Letters Testamentary are issued to Louis A McRedmond, as Executor of the Estate of Julie Faye McRedmond, deceased Pursuant to the said Will, the said property was devised unto and vested in Louis A. McRedmond..

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 **208 Pitts Avenue, Old Hickory, TN 37138**

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, their successors 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, their successprs 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 the 12th day of April,2022.

Louis A. McRedmond

Louis A. McRedmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Louis A. McRedmond,** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of April, 2022.

My Commission expires: 1-9-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Nick Harris, 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 4/12/2022.

Date

Affiant Signature

4/12/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of April, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY