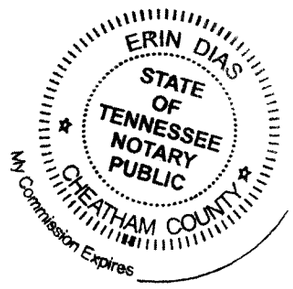
Karen Johnson Davidson County
Batch# 879257 DEEDWARR
06/28/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220628-0074013



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Karen Valentine
Affiant

Subscribed and sworn to before me, this 23 day of June, 2022.

Erin Dias
Notary Public
My commission expires: 8-1-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 3033 Brantley Dr Trust	**New Owner**	**15002046400**
PO BOX 695	**Same**	
Madison, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Theodis Lee George, individually, and Theodis Lee George, Executor of the Estate of Eric Keith George

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 3033 Brantley Dr Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 21, on the plan of the Percy Priest Meadows Addition, Section 1, of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Eric Keith George, by Quitclaim Deed from Lizenna Farley George, dated July 28, 1999, of record in Book 11607, Page 309, in the Register's Office for Davidson County, Tennessee. Eric Keith George died testate on 12/21/20. By Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee,Docket No. 21P2416, the property hereinabove described was devised to Theodis Lee George. Theodis Lee George, in his capacity as the Executor of the Estate of Eric Keith George, executes this instrument to relinquish/release the subject property from being recalled into said Estate in the event of its insolvency.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3033 Brantley Drive, Antioch, TN 37013.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Theodis Lee George Date: 6-23-22
Theodis Lee George

Theodis Lee George Date: 6-23-22
Theodis Lee George
Executor of the Estate of Eric K. George

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Theodis Lee George, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

ERIN DIAS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Witness my hand, at office, this 23 day of June, 2022.

Erin Dias
NOTARY PUBLIC

My Commission Expires: 8-7-24

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Theodis Lee George** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Executor of the Estate of Eric K. George and that he is authorized by the Estate of Eric K. George to execute this instrument on its behalf.

ERIN DIAS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Witness my hand, at office, this 23 day of June, 2022.

Erin Dias
NOTARY PUBLIC

My Commission Expires: 8-7-24

Certificate of Authenticity

I, Erin Dias, 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 6-23-22.

Date

Erin Dias

Affiant Signature

6-23-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2023.

Karen K Valentine

Notary's Signature
My Commission Expires: 7-22-25

Notary's Seal (if on paper)

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY