Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
7149 Nolensville Road, Ste 3A
Nolensville, TN 37135
615-776-7461

Karen Johnson Davidson County
Batch# 885236 DEEDWARR
07/07/2022 09:02:45 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20220707-0078177

#2221

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kyle L. Faulkner and wife, Amelia Faulkner	Guaranteed Rate, Inc.	Map 096-10-00-
2905 Teakwood Drive	5409 Maryland Way, Ste 140	Parcel 093.00
Nashville, TN 37214	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **ALICE OLIVIA HALEY, INDIVIDUALLY AND EXECUTRIX OF THE ESTATE OF LENA MARGARET HALEY,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **KYLE L. FAULKNER AND WIFE, AMELIA FAULKNER,** (the "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is the same legal description as in previous deed of record.

This is not the personal, primary and/or martial residence of Grantor, spouse and/or any dependents.

This conveyance is subject to the following:

1. **2022 Taxes, a lien, not yet due and payable.**
2. **Any and all matters appearing on the Plan of record in Plat Book 2133,page 98, said Register's Office.**

This is improved property commonly known as **2905 Teakwood Drive, Nashville, TN 37214.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me this
01st day of July, 2022.

Notary public:
My Commission Expires: 10/30/2022

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind, herself, successors, heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 01st day of July, 2022.

THE ESTATE OF LENA MARGARET HALEY

Alice Olivia Haley, Individually

BY: Alice Olivia Haley, Executrix
Alice Olivia Haley, Executrix

[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 **Alice Olivia Haley, Individually and as Executrix of The Estate of Lena Margaret Haley,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 01st day of July, 2022.

Notary Public
My Commission Expires: 10/30/2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of CLOVERHILL, SECTION V, of record in Book 2133, page 88, said Register's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret L. Haley (fka Margaret L. Newsom) by quitclaim deed dated February 25th, 2009 from James D. Haley of record in Instrument No. 20090225-0016758, said Register's Office. The said Lena Margaret Haley having since died on August 13, 2021 and title vested in Alice Oliva Haley, individually pursuant to the Last Will & Testament of Lena Margaret Haley and to monument title, Letters Testamentary were issued in the Circuit Court of Davidson County, Tennessee, docket no: 21P2009 granting Alice Olivia Haley, with the authority to convey real property as Executrix of The Estate of Lena Margaret Haley. The said Margaret L. Haley fka Margaret L. Newsom is one and the same as Lena Margaret Haley.