Karen Johnson Davidson County
Batch# 909210 DEEDWARR
08/29/2022 10:12:41 AM 2 pgs
Fees: $13.00 Taxes: $986.67
20220829-0097053

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,667.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Heather Neighbours 1380 La Boldi Avenue Nashville, TN 37207	NEW OWNER	032-15-0-049

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hillary Jane Henderson Boyd and Haley Keeton Henderson Wilson and Heather Michelle Henderson Neighbours** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Heather Neighbours**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 11, on the Plan of Grande Villa, Section 2, of record in Plat Book 4675, page 158, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Howard Wayne Henderson and wife, Elisabeth B. Henderson by Warranty Deed from Robert H. Moulton and wife, Lois Ann Moulton, dated 11/05/1984, of record in Book 6420, Page 859, Register's Office for Davidson County, Tennessee.

The said Elisabeth B. Henderson died on 01/03/2008, leaving the said Howard Wayne Henderson the sole surviving tenant by the entirety.

The said Howard Wayne Henderson died testate on 03/05/2021, leaving the said Heather Michelle Henderson Neighbours, Hillary Jane Henderson Boyd and Haley Keeton Henderson Wilson as his/her sole heirs at law as evidenced in File No. 21P897, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1380 La Boldi Avenue, Nashville, TN 37207

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 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 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/our hand(s) this the 26th day of August, 2022.

Hillary Jane Henderson Boyd

Hillary Jane Henderson Boyd

Haley Keeton Henderson Wilson

Haley Keeton Henderson Wilson

Heather Michelle Henderson Neighbours

Heather Michelle Henderson Neighbours

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Hillary Jane Henderson Boyd and Haley Keeton Henderson Wilson and Heather Michelle Henderson Neighbours** with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County