Karen Johnson Davidson County
Batch# 912588 DEEDWARR
09/06/2022 08:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,924.00
20220906-0099588

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$520,000.00.**

Subscribed and sworn to before me this 31 day of August, 2022.

Notary Public **Affiant**
My Commission Expires: 4-13-25

SHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
MARLA M. RICHARDSON, TRUSTEE OF THE MARLA M. RICHARDSON LIVING TRUST U/A/D JULY 5, 2017 860 Hillhaven Court Nashville, TN 37220	~~Same as New Owner(s)~~ Bank of England P.O. Box 3490 Little Rock AR 72203-3490	180-03-0A-029.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ROGER M. SEARCY, DORALEE SEARCY and JAMIE SEARCY,** have this day bargained and sold, and do hereby transfer and convey unto the said **MARLA M. RICHARDSON, TRUSTEE OF THE MARLA M. RICHARDSON LIVING TRUST U/A/D JULY 5, 2017,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 136, as shown on the map entitled the Plan of Stone Creek Park Subdivision, Section Three, a Planned Unit Development, of record in Plat Book 9700, page 266, amended in Plat Book 9700, pages 469 thru 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARL H. SEARCY AND WIFE, MILDRED W. SEARCY, by deed from NORRIS H. HILL AND WIFE, MELISSA D. HILL, of record in Instrument No. 20030909-0131220, dated July 18, 2003, said Register's Office. CARL H. SEARCY having since died leaving MILDRED W. SEARCY as surviving tenant by the entirety. MILDRED W. SEARCY having since died testate on or about October 24, 2021. Pursuant to the Last Will and Testament of MILDRED WELLS SEARCY in The Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), Case No. 22P157, said property was devised to her children ROGER M. SEARCY AND MATTHEW W. SEARCY. The said Matthew W. Searcy having since died intestate on or about February 25, 2022 leaving DORALEE SEARCY, surviving spouse, and JAMIE SEARCY, natural adult child, as his sole heirs at law. For further reference see Affidavit of Heirship of Record in Instrument No. 202209060099587 , said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30 day of August, 2022.

Roger M. Searcy
ROGER M. SEARCY

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, Makayla Brown a Notary Public in and for said County and State, **ROGER M. SEARCY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Deland [CITY], Florida, this the 30 day of August, 2022.

Makayla Brown
NOTARY PUBLIC

My Commission Expires: 03/18/2023

Notary Public State of Florida
Makayla Brown
My Commission GG 312907
Expires 03/18/2023

Witness my hand this 31 day of August, 2022.

Doralee Searcy

DORALEE SEARCY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **DORALEE SEARCY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville [CITY], Tennessee, this the 31 day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Witness my hand this 31 day of August, 2022.

JAMIE SEARCY

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, JAMIE LEE SEARCY, a Notary Public in and for said County and State, **JAMIE SEARCY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CINCINNATI [CITY], OHIO [State], this the 31 day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 11/15/2023

STEFANIE BURKERT
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES NOVEMBER 15, 2023

True Copy Certification

I, Yvette Meldrum, 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 August 31, 2022.

Signature
August 31, 2022
State of Tennessee
County of Williamson
Sworn to and subscribed before me this August 31, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025