Karen Johnson Davidson County
Batch# 929436 DEEDWARR
10/13/2022 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20221013-0112513

6026



STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH22-04901

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kyle Hoffsmith and Kendra Hoffsmith 4217 Rachel Donelson Pass Hermitage, TN 37076	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	075-11-0A-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Batson Larkins, Administratrix of the Estate of Thomas Isaac Lightburn, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kyle Hoffsmith and Kendra Hoffsmith, husband and wife**, hereinafter called the Grantees, their successors 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. 5 on the Plan of First Revision, Phase One, Heritage Meadows of record in Book 9700, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas I. Lightburn, a single person, by Warranty Deed from Michael Edward Harvey and Rebeca D Harvey, husband and wife, dated 04/30/2013 and recorded 05/02/2013 as Instrument Number 20130502-0044166 in the Register's Office for Davidson County, Tennessee. The said Thomas I. Lightburn ("Decedent') died intestate on February 6, 2022. Terry Batson Larkins was appointed as Administratrix of Decedent's estate in Docket No. 22P400 in the Probate Court for Davidson County, Tennessee. By order of the Probate Court dated July 15, 2022 Decedent's estate was declared to be insolvent and the property was subjected to the probate estate and ordered to be listed for sale by the Administratrix. By further order of the Probate Court dated October 7, 2022 and recorded in Instrument Number 20221012-0112057 in said Register's Office, sale of the property by Administratrix to Grantee herein for the stated consideration was approved by the Court.

Thomas I. Lightburn is also known as Thomas Issac Lightburn.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4217 Rachel Donelson Pass, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of October, 2022

The Estate of Thomas Issac Lightburn, deceased

BY: Terry Batson Larkins
Terry Batson Larkins
Administratrix

STATE OF TENNESSEE

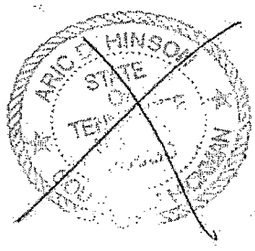
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Terry Batson Larkins Administratrix of the Estate of Thomas I. Lightburn, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Dickson, Tennessee, this 11th day of October, 2022.

Notary Public

My Commission Expires: 6/25/24





Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 11 day of October, 2022.

Ernest D. Bennett, III 10/11/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 11 day of October, 2022.

Mary Gail Porter

Notary's Signature



Commission Expires: January 10, 2023