Karen Johnson Davidson County
Batch# 932480 DEEDWARR
10/21/2022 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20221021-0114846

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

File Number: 22090845

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 20th day of October, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Samantha J. Fernandez and Jasiel R. Fernandez	Bank of England Mortgage	098-01-0-070.00
5165 Roxborough Dr.	PO Box 3490	
Hermitage, TN 37076	Little Rock, AR 72203	

For and in consideration of the sum of ten dollars & 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, Estate of Alice M. Leighty, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Samantha J. Fernandez and Jasiel R. Fernandez, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot. 76 on the Re-subdivision of Lots 74-85 on the plan of Roxborough Subdivision as of record in Book 5200, page 238, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 120 feet on the southerly margin of Roxborough Drive and extends back 267.99 feet on the northeasterly line and 253.95 feet on the southwesterly line to a dead line in the rear measuring 31.47 feet thereon.

Being the same property conveyed to Peter M. Leighty and wife, Alice M. Leighty by Warranty Deed from Harry Edward Phillips and wife, Janice Phillips of record in Book 6122, Page 123, Register's Office for Davidson County, Tennessee, dated August 22, 1983 and recorded on August 24, 1983.

Being the same property conveyed to Alice M. Leighty by Quitclaim deed from Peter M. Leighty of record in Instrument No. 20010917-0100367 Register's Office for Davidson County, Tennessee, dated September 07, 2001 and recorded on September 17, 2001.

Alice M. Leighty died on or about December 21, 2021 intestate and is survived by her nephews James Hecker, Administrator and Kevin Parlpyano and one niece, Ashely Parlpyano, as her sole heirs at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith

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 5165 Roxborough Dr., 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 20th day of October, 2022.

Estate of Alice M. Leighty

James P. Hecker Administrator

BY: James P. Hecker, Administrator

Kevin Parlpyano, by Lisa Hecker Attorney in Fact

Kevin Parlpyano, by Lisa Hecker Attorney in Fact

Ashley Parlpyano, by Lisa Hecker Attorney in Fact

Ashley Parlpyano, by Lisa Hecker Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James P Hecker, Administrator for the Estate of Alice M. Leighty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of October, 2022.

Lisa K R Wagner

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

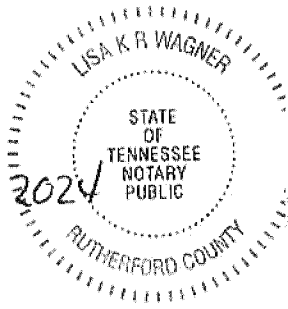
Notary Public at Large
My Commission Expires: Sept. 21, 2024

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa Hecker, with whom I am personally acquainted, and who upon oath, acknowledge that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Ashley Parlpyano and she is authorized by Ashley Parlpyano to execute this instrument on her behalf.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of October, 2022.

Lisa K R Wagner

Notary Public at Large
My Commission Expires: Sept. 21, 2024

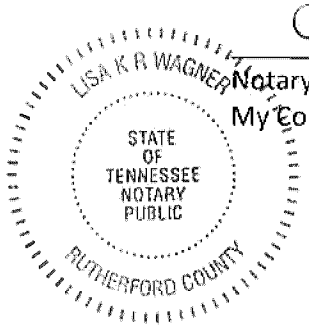


Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa Hecker, with whom I am personally acquainted, and who upon oath, acknowledge that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Kevin Parlpyano and she is authorized by Kevin Parlpyano to execute this instrument on his behalf.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of October, 2022.

Lisa K R Wagner

Notary Public at Large
My Commission Expires: Sept. 21, 2024



Tennessee Certification of Electronic Document

I, Brandi Frantz 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 10/20/22 (date of document).

Brandi Frantz
Affiant Signature

10/21/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of October, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202210210114846