Karen Johnson Davidson County
Batch# 952307 DEEDWARR
12/16/2022 09:16:30 AM 6 pgs
Fees: $33.00 Taxes: $1,553.63
20221216-0130226

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/1/23
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amy Nichole Thayer	Fairway Mortgage	Parcel ID: 098 13 0A 038.00 and
(NAME) 409 Annapolis Cir	(NAME) 4201 Marsh Lane Carrollton, TX 75007	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amy Trunko as Administrator, Luke Jerome Able, II as Heir-at-law and LaMista Dawn Pettet, as Heir-at-law of The Estate of Luke Jerome Able**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy Nichole Thayer, an unmarried woman**, hereinafter called the Grantees, their heirs 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. 38 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Book 9700, page 874, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Luke J. Able, an unmarried person from Cecelia Burdi and her life partner, Debra Luevano, as joint tenants with right of survivorship by Warranty Deed dated November 4, 2010 and recorded on November 10, 2010 in Instrument No. 20101110-0090354, Register's Office for Davidson County, Tennessee. The said Luke J. Able died intestate August 15, 2022, leaving his children, Luke Jerome Able, II and LaMista Dawn Pettet, as his heirs-at-law. See Affidavits of Heirship recorded contemporaneously herewith, as Instrument Nos. 202212160130223 and 202212160130224*, in the Register's Office for Davidson County, Tennessee. *and 202212160130225

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 409 Annapolis Cir, 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 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 hand this 13th day of December, 2022.

The Estate of Luke Jerome Able

BY: _____
Amy Trunko
Administrator

STATE OF Ohio

COUNTY OF Perry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amy Trunko as Administrator The Estate of Luke Jerome Able, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of December, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)



TROY B. SMITH
Notary Public, State of Ohio
My Commission Expires
July 26, 2024

Witness my hand this 8 day of December, 2022.

The Estate of Luke Jerome Able

BY: _____
Luke Jerome Able, II
Heir-at-law

STATE OF PA

COUNTY OF Butler

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Luke Jerome Able, II as Heir-at-law of The Estate of Luke Jerome Able, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2022.

_____
Notary Public

My Commission Expires: 1-24-23

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Jason Handyside, Notary Public
Butler County
My commission expires January 24, 2023
Commission number 1339905
Member, Pennsylvania Association of Notaries

Witness my hand this 8 day of December, 2022.

The Estate of Luke Jerome Able

BY LaMista Dawn Pettet
LaMista Dawn Pettet
Heir-at-law

STATE OF Ohio

COUNTY OF Franklin

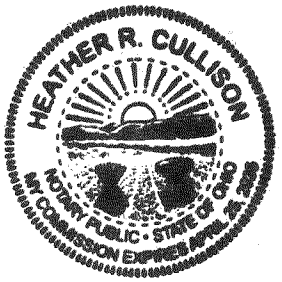
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LaMista Dawn Pettet as Heir-at-law of The Estate of Luke Jerome Able, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2022.

Heather R Cullison
Notary Public

My Commission Expires:

(SEAL)



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 December 15, 2022.

Tracey Trumphour

Affiant

Date: 12-15-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of December, 2022

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY