This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

Karen Johnson Davidson County
Batch# 957162 DEEDWARR
01/03/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230103-0000319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 22nd of December, 2022.

Notary Public
My commission expires: 3/3/2026

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
LILAC, Inc. 904 Nichols St Pulaski, TN 38478	New Owner_	131-1-D-225.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sally Ingle Turner, Executrix of the Estate of Mary Ellen Yager,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LILAC, INC.** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit No. 225 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .582% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et. seq., said Register's Office. Said Unit is also known as Apartment No. 24E.

Being the same property conveyed to Mary E. Yager, unmarried, from Georgetown of Nashville Limited Partnership, an Illinois limited partnership, by Warranty Deed dated December 29, 1977 of record in Book 5238, Page 934, Register's Office of Davidson County, Tennessee. The said Mary E. Yager having died on December 24, 2021, leaving a Last Will and Testament dated October 19, 2017 and having been probated in Davidson County Probate Court and further referenced by Docket No. 22P215. The Will having named Sally Ingle Turner as Executrix of the Estate of Mary Ellen Yager. Mary Ellen Yager is the same person as Mary E. Yager.

Subject to terms, covenants, and restrictions set forth in the Master Deed for 5025 Hillsboro Homeowner's Association, of record in Book 5211, page 325 and its attendant By-Laws of record in Book 5211, page 345, respectively, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 5025 Hillsboro Pike #24, Nashville, TN 37215.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 22nd of December, 2022.

Estate of Mary Ellen Yager

Sally Ingle Turner, Executrix of the Estate of Mary Ellen Yager

By: Sally Ingle Turner, Executrix of the Estate of Mary Ellen Yager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, personally appeared Sally Ingle Turner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the Executrix of the Estate of Mary Ellen Yager, the within named bargainor, and that as such Executrix, executed the foregoing instrument for purpose therein contained by signing as the Executrix of the Estate of Mary Ellen Yager.

Witness my hand and official seal this 22nd of December, 2022.

My commission expires:

May 17, 2023

John H Bell

Notary Public

JOHN H BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Tennessee Certification of Electronic Document

I, REGINA SULLO, 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 12.22.22. (date of document).

Regina Sullo
Affiant Signature

1/3/2023
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

