Karen Johnson Davidson County
Batch# 962501 DEEDWARR
01/19/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20230119-0004490

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH22-05336

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Moon 757 Old Lebanon Dirt Rd Hermitage, TN 37076-4402	NEW OWNER	087-00-0-151-00

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, **Estate of Agnes Louise Jackson Withers, Gloria Jean Highfill, Executrix under the Last Will and Testament of Louise Jackson Withers, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justin Moon, a single man**, 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. 1 on the plan of Withers Subdivision Revisions, of record in Book 5800, Page 156, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a monument in the northerly margin of Old Lebanon Dirt Road, said point being the southwesterly corner of the property conveyed to Virgil L. Darnell and wife, of record in Book 3920, Page 684, said Register's Office; thence with the margin of the same as dedicated, South 75 deg. 00' West 425.0 feet to a new monument; thence leaving said road, North 0 deg 00' 320.0 feet to an iron pin; thence North 75 deg. 00' East 425.0 feet to an iron pin in a fence line in the westerly line of Virgil L. Darnell property; thence South 0 deg. 00' 320.0 feet to the point of beginning.

Being the same property conveyed to Wilburn A. Withers and wife, Agnes L. Withers by Quitclaim Deed from Johnnie Odell Withers, Sr., a single person, dated November 24, 1982 and recorded November 29, 1982 in Book 5969, Page 627, Register's Office of Davidson County, Tennessee.

The said Wilburn A, Withers having since died leaving said property to Agnes Louise Jackson Withers, as sole surviving spouse. Agnes Louise Jackson Withers having since died testate on September 22, 2022, and the Will to be admitted to probate and that Gloria Jean Highfill is appointed personal representative for the Estate of Agnes Louise Jackson Withers, deseased, being file in the Probate Court, Case no. 22P1887 on November 3, 2022 of Davidson County, Tennessee.

Agnes Louise Withers is one and the same person as Louise Jackson Withers

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: 757 Old Lebanon Dirt Rd, Hermitage, TN 37076-4402

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 19th day of January, 2023

Estate of Agnes Louise Jackson Withers

BY: Gloria Jean Highfill Executrix
Gloria Jean Highfill, Executrix

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gloria Jean Highfill, Executrix of the Estate of Agnes Louise Jackson Withers, 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 Wilson County, Tennessee, this 19th day of January, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Holly Lay, 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 January 19, 2023.
Date

Holly Lay
Affiant Signature

January 19, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of January, 2023.

Notary's Signature

My Commission Expires: 05-21-2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY