Karen Johnson Davidson County
Batch# 972815 DEEDWARR
02/21/2023 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.13
20230221-0012306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 01/21/26

(AFFIX SEAL)

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

MST 2023-0004

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlowe Hillyer	New owner	
(NAME)	(NAME)	
309 Stone Heath Court		180-03-0A-029.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marla M. Richardson, Trustee of the Marla M. Richardson Living Trust U/A/D July 5, 2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marlowe Hillyer,** a Single 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. 136, as shown on the map entitled the Plan of Stone Creek Park Subdivision, Section 1C, of record in Plat Book 9700, Pages 469 and 470, a revision of Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl H. Searcy and wife, Mildred W. Searcy by Warranty Deed from Norris H. Hill and wife, Melissa D. Hill of record in Instrument No. 20030309-0131220 Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on September 09, 2003.

Said Carl H. Searcy predeceased Mildred W. Searcy, vesting her as surviving tenant. Mildred W. Searcy having deceased on October 24, 2021, leaving Last Will and Testament filed for Probate in Docket No. 22P157, Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Roger Maris Searcy is named Executor of the Estate of Mildred W. Searcy, deceased. Matthew W. Searcy having since deceased on February 25, 2022. See Affidavit of Heirship of record in Instrument No. 20220906-0099587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marla M. Richardson, Trustee of the Marla M. Richardson Living Trust U/A/D July 5, 2017 by Warranty Deed from Roger M. Searcy, Doralee Searcy and Jamie Searcy of record in Instrument No. 20220906-0099588 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 6, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 469 and 470, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, amended in Book 10953, Page 804 and Instrument No. 20010719-0076875 & Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee. By Laws of record in Book 10324, Page 408, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 10951, Page 704, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 10716, Page 596, Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 9700, Page 266, in the Register's Office for Davidson County, Tennessee. Amenities of record in Plat Book 9700, Page 652, in the Register's Office for Davidson County, Tennessee. Deed to HOA for Common Areas of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee.

This property, known as 309 Stone Heath Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 17th DAY OF February, 2023.

The Marla M. Richardson Living Trust U/A/D July 5, 2017

BY: Marla M. Richardson, Trustee
Marla M. Richardson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Marla M. Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Trustee of **The Marla M. Richardson Living Trust U/A/D July 5, 2017,** the within named bargainor, as Trustee, and **Marla M. Richardson**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, himself/herself as Trustee of said Trust.

Witness my/our hand(s) this 17th DAY OF February, 2023.

Notary Public
My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 2-21-23 (date of document).

Jami K. Averwater

Signature

2-21-23

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of February, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

