Karen Johnson Davidson County
Batch# 989037 DEEDWARR
04/05/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230405-0024989

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2023.

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lawrence Leikin	Lawrence Leikin	160 04 0 120.00
(NAME) 365 South Drive	(NAME) 365 South Drive	
(ADDRESS) Severna Park, MD 21146	(ADDRESS) Severna Park, MD 21146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marilyn M. Bell, Executrix of the Estate of Audrey Bishop Meyers**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lawrence Leikin**, **a married person,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for said County.

Said Lot No. 46 fronts 105 feet on the South side of Brentview Hills Drive, and extends back between parallel lines, 596.51 feet to a dead line.

Being the same property conveyed to Morris J. Meyers and wife, Audrey B. Meyers, by Warranty Deed from N. C. Dunn, Jr. and wife, Ruth B. Dunn, of record in Book 3611, Page 219, in the Register's Office of Davidson County, Tennessee, dated July 30, 1963 and recorded on August 02, 1963. The said Morris J. Meyers died on May 13, 2017, the said Audrey B. Meyers (also known as Audrey Bishop Meyers) having since died on January 02, 2023, her Last Will & Testament ordering the sale of said property being of record in Case No. 75PR1-2023-PR-153 in the Probate Court of Rutherford County, Tennessee at Murfreesboro.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 473 Brentview Hills Drive, Nashville, TN 37220
(House No.) (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 successors 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.

Effective the 27th day of March, 2023.

The Estate of Audrey Bishop Meyers
Marilyn M. Bell
Marilyn M. Bell, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of March, 2023, before me personally appeared Marlilyn M. Bell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such perosn executed the same as such person free act and deed.*

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2023-0314
Warranty Deed TN

* in the capacity as executrix of the estate of Audrey Bishop Meyers.

True Copy Certification

I, **Pam Autry,** 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 this the 27th day of March, 2023.

Affiant Signature
Date 03/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

