Karen Johnson Davidson County
Batch# 997886 DEEDWARR
05/01/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230501-0031863

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023 (AFFIX SEAL)

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

MJ-CPP-23-1105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Jensen E. Lang and Brett P. Lang	**NEW OWNER** c/o Legacy Home Loans	
(NAME) **1105 Berwick Trail**	(NAME) 1036 Stearman Dr. STE 6	052-11-0-036.00
(ADDRESS) **Madison, TN 37115**	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT HAYES ASHTON, EXECUTOR OF THE ESTATE OF BETTY JOYCE ASHTON BANDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENSEN E. LANG, AN UNMARRIED WOMAN, AND BRETT P. LANG, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the plan of Madison Heights, Section II, Part III, as of record in Book 2083, Page 98, Register's Office of Davidson County, Tennessee.

Said Lot No. 367 fronts 251.5 feet on the northeasterly side of Berwick Trail, and runs back 144.07 feet on the northwesterly line and 186.66 feet on the southeasterly line, to a dead line, measuring 279.68 feet thereon.

Being the same property conveyed to Jonathan H. Bandy and wife, Betty A. Bandy by Warranty Deed from Catherine Bandy, dated March 12, 1973 and recorded March 13, 1973 in Book 4688, Page 563, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Betty A. Bandy by Quitclaim Deed from Jonathan H. Bandy, dated June 21, 1993 and recorded June 22, 1993 in Book 8989, Page 182, Register's Office of Davidson County, Tennessee.

Betty A. Bandy having since died on December 27, 2022. Robert Hayes Ashton, Executor of the Estate of Betty Joyce Ashton Bandy, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 23P112, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Betty A. Bandy, Betty Joyce Ashton, and Betty Joyce Ashton Bandy being one in the same.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 98, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1105 Berwick Trail, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27TH DAY OF APRIL, 2023.

Estate of Betty Joyce Ashton Bandy

BY: Robert Hayes Ashton, Executor
Robert Hayes Ashton
Executor

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HAYES ASHTON, EXECUTOR of the ESTATE OF BETTY JOYCE ASHTON BANDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of April, 2023.

Amie Luke
Notary Public
My Commission Expires: Oct. 22, 2024
(SEAL)

AMIE LUKE
Notary Public - North Carolina
Durham County
My Commission Expires Oct 22, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/27/23 (date of document).

Affiant Signature

4/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY