Karen Johnson Davidson County
Batch# 998554 DEEDWARR
05/02/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20230502-0032481

WARRANTY DEED

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

T-VR-23-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

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)
Celia Herron and Jonathan Herron	|	
(NAME)	(NAME)	
209 Edgebrook Road	|	**033-11-0-030.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	|	
(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, **LASLIE B. LEVERETT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CELIA HERRON AND JONATHAN HERRON, WIFE AND HUSBAND,** 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. 11, on the plan of Blair Manor, of record in Book 3300, Page 32, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 157 feet on the southwesterly side of Edgebrook Road, and extends back 257.22 feet on the southeasterly line and 303 feet on the northwesterly line to a dead line measuring 145.12 feet thereon.

Being the same property conveyed to Laslie B. Leverett and wife, Dorothy V. Leverett by Warranty Deed from Gaines Home Building Corporation, dated February 19, 1963 and recorded February 20, 1963 in Book 3506, Page 199, Register's Office of Davidson County, Tennessee.

Dorothy E. Vandiver Leverett (aka Dorothy V. .Leverett) died on February 3, 2014, leaving Laslie B. Leverett as surviving tenant by the entirety.

This Instrument was executed on behalf of Laslie B. Leverett, by Leslie Elizabeth Crew pursuant to the Power of Attorney executed by Laslie B. Leverett on August 10, 2011, of record in Instrument 20230413-0027278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 32, 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: **209 Edgebrook Road, Goodlettsville, Tennessee 37072**.

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 28th DAY OF APRIL, 2023.

Laslie B Leverett by Leslie Elizabeth Crew, Attorney In Fact

Laslie B. Leverett by Leslie Elizabeth Crew, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie Elizabeth Crew, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LASLIE B. LEVERETT, and who acknowledged he/she/they executed the same as the free act and deed of the said LASLIE B. LEVERETT.

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

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-28-23 (date of document).

Affiant Signature

5-2-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY