This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1338-KS

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2023.

Notary Public
My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1008483 DEEDWARR
05/26/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230526-0040067

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jadon A. Bermudez and Jenny Herrera 127 East Avenue Goodlettsville, TN 37072	New Owner	026-01-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lora Lee Bentley, Executrix and of the Estate and sole devisee under the Last Will and Testament of Arthur Robert Slate, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jadon A. Bermudez, a single man, and Jenny Herrera, a single woman, as joint tenants with right of survivorship**, 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:

Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "F" on the Map of Roscoe Place, Second Addition, as of record in Plat Book 843, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 56 feet on the westerly side of Hudson Avenue and runs back between lines 150 feet to a dead line on which it measures 47 feet.

Being the same property conveyed to Arthur Slate, an unmarried man by Warranty Deed from Jerry Hicks, Executor of the Estate of Lina B. Hicks of record as Instrument No. 20140121-0005669 in the Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 21, 2014.

The said Arthur Robert Slate having since died testate on January 25, 2023. The Last Will and Testament of Arthur Robert Slate has been admitted to probate and Letters Testamentary have been issued to Lora Lee Bentley pursuant to that certain Order to Probate and Grant Letters Testamentary filed in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P-373. Lora Lee Bentley executes this instrument as the Executrix of the Estate and sole devisee of the subject real property under the Last Will and Testament of Arthur Robert Slate, deceased.

This is improved property located at: **127 East Avenue, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2023.

GRANTOR:

The Estate of Arthur Robert Slate, deceased

By: _____
Lora Lee Bentley, Executrix and sole devisee

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lora Lee Bentley, Executrix of the Estate and sole devisee of real property under the Last Will and Testament of Arthur Robert Slate, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 5/24/2023.

Affiant Signature – Joshua A. Terry

5/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/25/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON