Karen Johnson Davidson County
Batch# 1014842 DEEDWARR
06/13/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230613-0045127

ADDRESS NEW OWNER AS:
James R. Crawley, Jr.
1140 Darbytown Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Group 041-12-0
Parcel 025.00

THIS DEED OF CONVEYANCE, executed and delivered by **SUSAN HULSEY AUSTIN, EXECUTRIX OF THE ESTATE OF SARAH RUTH HULSEY,** hereinafter called the Grantor, to **JAMES R. CRAWLEY, JR.**, unmarried man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 20 on the Plan of Bellshire Estates of record in Book 2133, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 137 on the north side of Darbytown Drive and runs back 262.8 feet on the west line and 272.1 feet on the east line to a dead line, measuring 164.1 feet thereon.

PLAT MATTERS: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plan of Bellshire Estates of record in Book 2133, Page 125, Register's Office for Davidson County, Tennessee, including, but not limited to a 10-foot PUD easement and a 50-foot minimum setback line as shown thereon.

Being the same property conveyed to B.W. Hulsey and wife, Ruth W. Hulsey, as tenants by the entirety, by Quitclaim Deed from Spouse to Spouse from Ruth W. Hulsey, dated June 13, 2014, of record in Instrument No. 20140620-0053940, Register's Office for Davidson County, Tennessee. B.W. Hulsey is one and the same person as Billy Wayne Hulsey, died November 16, 2018. Ruth W. Hulsey, is one and the same person as Sarah Ruth Hulsey, died testate a citizen and resident of Davidson County, Tennessee, on August 29, 2022. In her Last Will and Testament in case # 22P1901 in the Probate Court for Davidson County, Tennessee, Sarah Ruth Hulsey directed that her real estate be administered as part of her probate estate, and further empowered her personal representative the power of sale.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

The Estate of Sarah Ruth Hulsey

By: Susan Hulsey Austin, Executrix
Susan Hulsey Austin, Executrix

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Hulsey Austin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Executrix of the Estate of Sarah Ruth Hulsey, and that she executed the foregoing instrument as such Executrix on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of June, 2023.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$280,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 13th day of June, 2023.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dillihay, 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 6-13-23.

Date

Affiant Signature

6-13-2023
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 13th day of June, 2023.

Cheri N. Head
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

CHERI N. HEAD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 23, 2025