Karen Johnson Davidson County
Batch# 1025303 DEEDWARR
07/12/2023 11.43 00 AM 2 pgs
Fees: $13 00 Taxes $1,332 00
20230712-0053376

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-2924

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

06-NSH23-06200

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathan Pauley and Lacy Booth 2924 Leatherwood Drive Nashville, TN 37214	NEW OWNER	096 10 0 116 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jill Anita Hollier-Leal, Executrix of The Estate of Jan Annette Hollier**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathan Pauley and Lacy Booth,** husband and wife, hereinafter called the Grantees, their successors and assigns, a 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 263 on the Plan of Cloverhill Section No V of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Jan A Hollier, unmarried, by Warranty Deed from Charlene M Greer, unmarried, of record in Instrument No 20070720-0086394, in the Register's Office of Davidson County, Tennessee, dated July 18, 2007 and recorded on July 20, 2007 The said Jan Annette Hollier died testate January 21, 203, her Last Will and Testament admitted to Probate on May 3, 2023 and Letters Testamentary appointing Jill Anita Hollier-Leal issued May 24, 2023, Docket No 23P758, Circuit Court for the State of Tennessee, Twentieth Judicial District, Davidson County Seventh Circuit, Probate Division Jill Anita Hollier-Leal also being the sole beneficiary of the Estate

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as 2924 Leatherwood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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

WITNESS my hand this 6 day of July, 2023

The Estate of Jan Annette Hollier

BY: Jill Anita Hollier-Leal, Executrix
~~Jill Anita Hollier-Leal~~
Executrix

BY: Jill Anita Hollier-Leal
Jill Anita Hollier-Leal
Sole Devisee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Sutter

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jill Anita Hollier-Leal Executrix of and devisee of the last will and testament of Jan A. Hollier, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Yuba City, California, this 6 day of July, 2023.

Jessica M Stewart
Notary Public

My Commission Expires: Oct 18, 2026

JESSICA M STEWART
Notary Public - California
Butte County
Commission # 2422027
My Comm. Expires Oct 18, 2026

STATE OF CALIFORNIA
COUNTY OF Sutter

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jill Anita Hollier-Leal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Yuba City, California, this 6 day of July, 2023

Jessica M Stewart
Notary Public

My Commission Expires. Oct 18, 2026

JESSICA M STEWART
Notary Public - California
Butte County
Commission # 2422027
My Comm Expires Oct 18, 2026