This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21111-DJ

Karen Johnson Davidson County
Batch# 1028447 DEEDWARR
07/19/2023 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $2,385.02
20230719-0055705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $644,600.00.

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lawrence Leikin 365 South Drive Severna Park MD 21146	New Owner	115-13-0-016

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Cathy Werthan, Executrix of Estate of Beverly Ross, and Ferris Butler, devisee under the Last Will and Testament of Beverly Ross,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lawrence Leikin, married** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 203 on the Plan of West Meade Hills, Section VIII, as of record in Plat Book 3600, page 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly Ross, a single person, by Warranty Deed from Joli Company, Inc., a Tennessee corporation being dated April 23, 2004 and recorded April 26, 2004 in Instrument No. 20040426-0047015, Register's Office for Davidson County, Tennessee. Beverly Ross having since died on January 15, 2022. The Last Will and Testament of Beverly Ross, being part of Davidson County Probate Estate Docket No. 22P377, devises all of her right and interest in the subject property to Ferris Butler.

Ferris Butler and Cathy Werthan execute this instrument as the sole devisee under the Last Will and Testament, and as Executor of the Estate of Beverly Ross, respectively.

This is ☒ improved or ☐ unimproved property located at: **755 Rodney Drive, Nashville, TN 37205**

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 18th day of July, 2023.

GRANTOR:

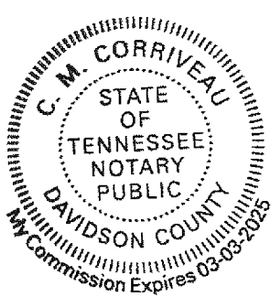
Estate of Beverly Ross

By: Cathy Werthan
Cathy Werthan, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cathy Werthan, Executrix the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of the Estate of Beverly Ross, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2023.



Notary Public
My Commission expires: 3/3/2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2023.

Ferris Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ferris Butler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My commission expires: 3/3/2025

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- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/19/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/19/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

