This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21205-DJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-232120

Karen Johnson Davidson County
Batch# 1030268 **DEEDWARR**
07/25/2023 10 39 39 AM 3 pgs
Fees $18 00 Taxes $2,075 70

20230725-0057225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $561,000.00.

Karen Boswell
Affiant

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

Subscribed and sworn to before me, this the 20th day of July, 2023.

Briana Gage
Notary Public
My Commission Expires. 1/8/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Judith D Burger 2720 Overhill Circle Nashville TN 37214	CapStar Bank 2002 Richard Jones Road Suite A300 Nashville TN 37215	096-01-0-114.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Carolyn G. LeRoy, widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Judith D. Burger, unmarried,** hereinafter called the Grantee(s), her heirs 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 the westerly 100 feet of Lot No. 65 on the Map of Bluefields, Bransford Realty Company's First Subdivision of Sam P Sweeney's Farm, as of record in Book 843, page 16, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No 65 fronts 100 feet on the southerly side of Overhill Drive and extends back between lines 215 feet on the westerly margin and 212 feet, more or less, on its easterly margin to the rear line of Lot No 65, measuring 100 feet thereon

Being the same property conveyed to William Wayne LeRoy and wife, Carolyn G. LeRoy by Warranty Deed from William M Bryant, Harold H. Bates and Sam M. Bradley, Trustees of the Donelson Church of Christ, dated June 29, 1965, recorded July 1, 1965, of record in Book 3907, page 967, Register's Office for Davidson County, Tennessee. William Wayne LeRoy died July 25, 2020 leaving Carolyn G LeRoy surviving tenant by entirety.

This Instrument executed on behalf of Carolyn G. LeRoy ("Principal") by Marian L Kohl, Emily LeRoy and Ellen LeRoy pursuant to the Power of Attorney of record in Instrument Number 20230720-0056019 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2720 Overhill Circle, Nashville, TN 37214**

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 20th day of July, 2023.

GRANTOR

Carolyn G. LeRoy, widow by Marian L. Kohl as her attorney in fact

Carolyn G. LeRoy, widow, by Marian L. Kohl as her Attorneys-In-Fact

Carolyn G. LeRoy widow, By Emily LeRoy as her Attorney-in-fact

Carolyn G. LeRoy, widow, by Emily LeRoy as her Attorneys-In-Fact

Carolyn G. LeRoy, widow, by Ellen LeRoy as her Attorneys-In-Fact

Carolyn G. LeRoy, widow, by Ellen LeRoy as her Attorneys-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marian L. Kohl, Emily LeRoy and Ellen LeRoy the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Carolyn G LeRoy ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal

WITNESS my hand and seal at office this 20th day of July, 2023.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Judith D. Bryan
Affiant

WITNESS my hand and seal at office this 20th day of July, 2023

Lindsay B. Fattal
Notary Public
My Commission Expires: _____

