Name and Address of New Owner:
Michael Ashburn
308 Westchester Drive
Madison, TN 37115

Send Tax Bills To:
Michael Ashburn
308 Westchester Drive
Madison, TN 37115

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051-02-0-062

Karen Johnson Davidson County
Batch# 1045125 DEEDWARR
09/01/2023 09:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20230901-0068606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen Renee Wilburn Bates, Executrix, of the Estate of Joyce D. Wilburn**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael M. Ashburn, An Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Holiday Hills Subdivision, Section II, which plan is of record in Book 3700, Page 19, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Westchester Drive at the corner of Lots Nos. 28 and 29; thence with the line between said two lots, easterly 408.8 feet; thence southerly 2 deg. 56' West 146.10 feet; thence North 86 deg. 35' West 200.41 feet; thence North 66 deg. 59' West 243.67 feet to the easterly margin of said Westchester Drive; thence with the same, around a slight curve, northerly 103 feet to the beginning.

Being the same property conveyed to E.D. Wilburn and wife, Joyce D. Wilburn by Warranty Deed dated March 21, 1966 from Castleman Construction Company, a Tennessee Corporation, recorded March 24, 1966 in Book 3999, Page 533 in the Register's Office. The said E.D. Wilburn died on August 6, 2009 leaving his interest to Joyce D Wilburn. Joyce D Wilburn having since deceased and leaving her interest, the said property bequeathed to Karen Renee Wilburn.

Joyce D Wilburn. Joyce D Wilburn having since deceased and leaving her interest, the said property bequeathed to Karen Renee Wilburn.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2023.

Estate of Joyce Dyer Wilburn

By: Karen Renee Wilburn Bates (SEAL)
Karen Renee Wilburn Bates, Executrix

Karen Renee Wilburn Bates (SEAL)
Karen Renee Wilburn Bates, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2023, before me personally appeared Karen Renee Wilburn Bates, Executrix, of Estate of Joyce Dyer Wilburn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2023.

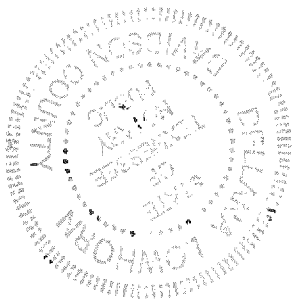
Notary Signature
My commission expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2023, before me personally appeared Karen Renee Wilburn Bates, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2023.

Notary Signature
My commission expires: 3/3/25



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of August, 2023.

Notary Public
My commission expires: 3/3/25
File No. 2023-6281-AH

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 8/31/23 (date of document).

Regina Sullo
Affiant Signature

August 31, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 31 day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026