Karen Johnson Davidson County
Batch# 1046642 DEEDWARR
09/06/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230906-0069889

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-060548

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LaTonya Woods and LaShanda Marie Rucker	**New owners**	
(NAME) 4024 Lake Pkwy.	(NAME)	097-04-0-007
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **at property address**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KIMBERLY EMPSON, EXECUTRIX OF THE ESTATE OF WILLIAM EMPSON AT DOCKET NO 23P1569 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION AND KIMBERLY EMPSON, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LATONYA WOODS, A SINGLE WOMAN AND LASHANDA MARIE RUCKER, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 31, on the plan of SECTION ONE LAKE PARK, as shown on plat of record in Book 4175, Page 134 and 135, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to William A. Empson and wife, Betty J. Empson by Warranty Deed from S.J. Williams and wife, Florence E. Williams, dated 08/06/1985, of record in Book 6650, Page 31, Register's Office for Davidson County, Tennessee.

The said Betty J. Empson died on 03/30/2023, leaving William A. Empson as the sole surviving tenant by the entirety.

The said William A. Empson having since died testate on 8/4/2023. Last Will & Testament of William Empson having been probated in the Circuit Court for Davidson County, Tennessee, Probate Division, as Case No. 23P1569, devising subject property to Kimberly Empson as his sole heir-at-law. The said Kimberly Empson having also been named Executrix of the Estate of William Empson.

The said William A. Empson being one and the same person as William Empson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4024 Lake Pkwy., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this the 30th day of August, 2023

KIMBERLY EMPSON, EXECUTRIX OF THE ESTATE OF WILLIAM EMPSON AT DOCKET NO 23P1569 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION

BY: _____
Kimberly Empson
Executrix

_____
Kimberly Empson

STATE OF Pennsylvania
COUNTY OF Philadelphia

On this the 30th day of August, 2023, before me personally appeared Kimberly Empson as Executrix of the Estate of William Empson at Docket No 23P1569 in the Circuit Court of Davidson County, Tennessee, Probate Division, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of August, 2023.

_____
Notary Public

My Commission Expires: 10-06-2024

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Namile F Amalemba, Notary Public
Montgomery County
My Commission Expires 10/06/2024
Commission Number 1383570

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kimberly Empson, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2023.

_____
Notary Public

My Commission Expires: 10-06-2024

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Namile F Amalemba, Notary Public
Montgomery County
My Commission Expires 10/06/2024
Commission Number 1383570

Certificate of Authenticity

I, Holly A Mason, 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.

Holly A Mason
Affiant Signature

8/31/23
Date

State of Tennessee
County of Davidson

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

Alan M. Cohen
Notary's Signature

(Notary Seal)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26