WARRANTY DEED

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES APRIL 23, 2024

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Wilkinson Properties, Inc.	New Owner	075-10-0 020.00
(NAME) PO Box 3936	(NAME)	
(ADDRESS) Hendersonville TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1063104 DEEDWARR
10/20/2023 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20231020-0082308

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Leo Boles Halfacre Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Wilkinson Properties, LLC, 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. 200 on the Plan of Hermitage Estates as of record in Book 3300, Pages 70 and 71, Register's Office for said County.

Said Lot No. 200 fronts 97 feet on the east side of Weldon Drive, and extends back 186.8 feet on the north line and 180.4 feet on the south line, to a dead line in the rear, which is a broken line on which it measures 84.95 feet.

Being the same property conveyed to Leo Boles Halfacre, Jr. and wife, Elizabeth C. Halfacre by deed from M.T. Melvin and wife, Mary T. Melvin, dated March 19, 1963 and of record in Book 3530, Page 327, Register's Office, Davidson County, Tennessee. The said Elizabeth C. Halfacre having since died on February 24, 2023 leaving the subject property vested in Leo Boles Halfacre, Jr. as surviving tenant by the entirety.

Cynthia Lynn Sullivan executed this instrument on behalf of Leo Boles Halfacre pursuant to a Power of Attorney of record in Instrument No. 202310200082307, Register's Office, Davidson County, Tennessee. Leo Boles Halfacre and Leo Boles Halfacre, Jr. are one and the same person.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Plat Book 3300, Pages 70 and 71, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Weldon Drive, Hermitage, TN 37076
(House Number) (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 hand this 17th day of October, 2023.

X Leo Boles Halfacre Jr. by Cynthia Lynn Sullivan Attorney in Fact

Leo Boles Halfacre Jr. by Cynthia Lynn Sullivan
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Overton

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia Lynn Sullivan as Attorney-in-Fact for Leo Boles Halfacre, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 17th day of October, 2023.

Debra Wittenberg
Notary Public

My commission expires: 04/23/2025

DEBRA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Certificate of Authenticity

I, Kathy Lee, 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 10/17/23.

Date

Affiant Signature

10/17/23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 17th day of October, 2023.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON