Karen Johnson Davidson County
Batch# 1064716 DEEDWARR
10/25/2023 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20231025-0083604

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06669

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeremy D. Lyell and Kara Michelle Lyell 1227 Maple Hill Road Lebanon, TN 37087	NEW OWNER	150 05 0 200.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victoria Lee Hunt and Paul William Hunt, devisees under the Last Will and Testament of Minnie Lee Cates, deceased** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy D. Lyell and Kara Michelle Lyell**, **husband and wife**, hereinafter called the Grantees, their successors 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. 717 on the Plan of Section 17, Edge-O-Lake Estates, as of record in Plat Book 4460, Page 44, in the Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to Minnie Lee Cates, by Quit Claim Deed from Richard L. Cates, of record in Book 6232, Page 430, in the Register's Office of Davidson County, Tennessee, dated February 16, 1984 and recorded on February 16, 1984. The said Minnie Lee Cates died on August 22, 2023, testate, devising subject property to Victoria Lee Hunt. See Probate Case No. 23P-1803, Davidson County Circuit Court.

Being the same property conveyed to Minnie Lee Cates et vir, Richard L. Cates, by Quit Claim Deed from Brenda J. Fisher, Trustee, also conveyed from Minnie Lee King Wells, of record in Book 6074, Page 681, in the Register's Office of Davidson County, Tennessee, dated June 13, 1983 and recorded on June 14, 1983.

Being the same property conveyed to Minnie Lee King Wells, by Quit Claim Deed from Raymond F. Wells, of record in Book 5612, Page 939, in the Register's Office of Davidson County, Tennessee, dated May 31, 1980 and recorded on June 16, 1980.

Being the same property conveyed to Raymond F. Wells and wife, Minnie Lee Wells, by Warranty Deed from Ralph Stevens and Melvin Jones, d/b/a American Homes, of record in Book 4632, Page 321, in the Register's Office of Davidson County, Tennessee, dated August 25, 1972 and recorded on August 28, 1972.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2817 Galesburg Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of October, 2023

Victoria Lee Hunt, in her capacity as Executrix of the Estate of Minnie Lee Cates, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

BY: Victoria Lee Hunt
Victoria Lee Hunt
Individually and as Executrix of the Estate of Minnie Lee Cates, deceased

WITNESS my hand this 19th day of October, 2023

BY: Paul Hunt devisee
Paul William Hunt
Devisee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Victoria Lee Hunt, individually and as Executrix of the Minnie Lee Cates Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 19th day of October, 2023.

Notary Public

My Commission Expires: 06. 14 25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Paul William Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 19th day of October, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 10/19/2023 *(date of document)*.

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Custodian's Signature

10/19/2023
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19th **day of** October, **20**23

Notary Public

MY COMMISSION EXPIRES: _____