Karen Johnson Davidson County
Batch# 1067981 DEEDWARR
11/02/2023 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20231102-0085933

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Laurie M Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2023.

Amanda Maynor
Notary Public

MY COMMISSION EXPIRES: 09-07-2026
(AFFIX SEAL)

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06711

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chrystal D. Cessna and Willard M. Cessna 1556 Neelys Bend Road Madison, TN 37115	New Owner	062 00 0 251.00

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, **The Estate of Audrey W. Billingsley, deceased, by and through Teresa E. Billingsley as Executrix, Teresa E. Billingsley, individually, Brian E. Billingsley, and Shelley Howell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chrystal D. Cessna and Willard M. Cessna, wife and husband**, 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 lying in Davidson County, Tennessee, being Lot No. 2 on the Plan of Myers and Odom Subdivision, as of record in Instrument No. 20000128-0009259, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20000615-0059783, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Together with the land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod at the Northwest corner of Lot No. 2 on the Plan of Myers & Odom Subdivision as of record in Instrument No. 20000128-0009259, as corrected in Instrument No. 20000615-0059783, in the Register's Office of Davidson County, Tennessee, said point also falling on the Southerly margin of Hidden Acres Drive, thence; along said margin, North 76 degrees 15 minutes 07 seconds East, 178.22 feet, to an iron rod, said point being the Northeast corner of Lot No. 2 of the aforementioned subdivision, thence: leaving said margin, South 10 degrees 54 minutes 24 seconds East, 5.00 feet to a point, thence, South 76 degrees 15 minutes 07 seconds West, 178.22 feet to a point, thence; North 10 degrees 54 minutes 24 seconds West, 5.00 feet to the point of beginning, containing 891.10 square feet and/or 0.021 acres more or less.

Being the same property conveyed to William E. Billingsley and wife, Audrey Billingsley, by Quit Claim Deed from Richard A. Odom, of record in Instrument No. 20000705-0066655, in the Register's Office of Davidson County, Tennessee, dated June 28, 2000 and recorded on July 05, 2000. The said William E. Billingsley died on May 02, 2015, then Audrey Billingsley died December 05, 2022, testate, devising subject property to fifty percent (50%) to Teresa E. Billingsley, per stirpes; twenty-five percent (25%) to

Brian E. Billingsley, per stirpes; and twenty-five percent (25%) to Shelley Howell, per stirpes. See Probate Case No. 22P-2364, Davidson County Circuit Court (Probate Division).

Being the same property conveyed to William E. Billingsley and wife, Audrey W. Billingsley, by Deed from Carl E. Myers and Patricia J. Myers, husband and wife, of record in Instrument No. 20000606-0056573, in the Register's Office of Davidson County, Tennessee, dated June 05, 2000 and recorded on June 06, 2000.

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: **1556 Neelys Bend Road, Madison, TN 37115**

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 1st day of November, 2023

The Estate of Audrey W. Billingsley, deceased, by and through Teresa E. Billingsley as Executrix, Teresa E. Billingsley, individually, Brian E. Billingsley, and Shelley Howell

BY: Teresa E. Billingsley, Executrix
Teresa E. Billingsley, Executrix

Teresa E. Billingsley
Teresa E. Billingsley, Individually

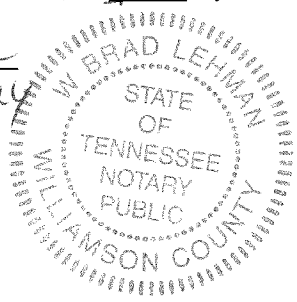
Shelley S. Howell
Shelley Howell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Teresa E. Billingsley, Executrix of the The Estate of Audrey W. Billingsley, deceased, Teresa E. Billingsley, individually, and Shelley Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Goodlettsville, Tennessee, this 1st day of November, 2023.

W. Brad Lehman
Notary Public
My Commission Expires: 9/21/2024



Brian E. Billingsley

STATE OF FLORIDA
COUNTY OF LAKE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian E. Billingsley, 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 Clermont (city), Florida, this 31st day of October, 2023.

Notary Public
My Commission Expires: _____

CYNTHIA L. SCHERR
NOTARY PUBLIC
MY COMMISSION
EXPIRES 8-28-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 269156

Certificate of Authenticity

I, Tonya Loftin, 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 **November 1, 2023**.

Date

Tonya Loftin
Affiant Signature

November 2, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)