Karen Johnson Davidson County
Batch# 1075455 DEEDWARR
11/27/2023 02:34:30 PM 6 pgs
Fees: $33.00 Taxes: $703.00
20231127-0091502

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-17670-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of Nov ,2023 NOTARY PUBLIC My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blakey D. Propst, Jr and Shefa Islam **213 Fitzpatrick Place** Nashville, TN 37214	Same address as new owner	074-04-0-050

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($190,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAROL MARIE GREER, JANICE W. LEAVELL, AND ASHLYN NACHELLE SCATES,** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BLAKEY D. PROPST, JR AND SHEFA ISLAM,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Section Twelve, Hermitage Hills, of record in Book 4675, page 125, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mitchell Scates, Jr., and wife, Audrey Mae Scates, from David Michael Harper and wife, Elaine B. Harper, by Warranty Deed dated October 7, 1992, and recorded October 13, 1992 in Book 8755, page 964, said Register's Office. Being the same property title to which vested in Audrey Mae Scates, upon the death of her husband, Mitchell Scates, Jr., on June 30, 2008, by reason of their tenancy by the entirety. Audrey Mae Scates has since died on May 20, 2023, unmarried and intestate, leaving Sherry Lee Scates (by means of legal adoption), Carol Marie Greer and Janice W. Leavell, as her only heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. _____202311270091500____, said Register's Office. The said Sherry Lee Scates has since died on April 11, 2021, unmarried and intestate, leaving Ashlyn Nichelle Scates as her only heir at law, as evidenced by Affidavit of Heirship of record in Instrument No. ___202311270091501_____, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 817 Hermitage Ridge, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of November, 2023

GRANTOR(S)

Carol Marie Greer,

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Carol Marie Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of Nov., 2023.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

GRANTOR

Janice W. Leavell

STATE OF Indiana
COUNTY OF Clark

Personally appeared before me, a Notary Public, Janice W. Leavell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of November, 2023.

Notary Public

Jonathan B. Duncan
Printed Notary Name

My commission expires: 7/23/2031

JONATHAN B DUNCAN
NOTARY PUBLIC
SEAL
FLOYD COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES JULY 23, 2031
COMMISSION NUMBER NP0670771

GRANTOR

Ashlyn Scates

Ashlyn Nachelle Scates

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, a Notary Public, Ashlyn Nachelle Scates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st 22nd day of Nov, 2023

ERIC D WOLLEY
Notary Public - Maryland
Prince George's County
My Commission Expires
10/09/2024

Notary Public

Eric D. Wolley

Printed Notary Name

My commission expires: 10/9/24

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 21, 23 (date of document).

Jennifer L. Pennell

NOV. 27, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of NOV, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

