STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-20401

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1101261 DEEDWARR
02/14/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.0

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Garrett Chase Leatherwood and Brady Orourke
(NAME)
924 Berwick Trail
(STREET ADDRESS)
Madison, TN 37115
(CITY) (STATE) (ZIP)

SEND TAX BILLS TO:

Same as new owner
(NAME)
924 Berwick Trail
(STREET ADDRESS)
Madison, TN 37115
(CITY) (STATE) (ZIP)

MAP PARCEL NUMBER

052-11-0-037

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Alexander Michael Martin, Devisee Under the Last Will and Testament of Terry R. Black and as Executor of the Estate of Terry R. Black,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrett Chase Leatherwood, and Brady Orourke, a married couple,** 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:

Being Lot No. 19 on the Plan of Madison Heights, Section Two, Part V, of record in Book 2330, page 5, Register's Office for said County.

Said Lot No. 19 fronts 117.94 feet on the southerly side of Berwick Trail and extends back 341.71 feet on the easterly line and 335.63 feet on the westerly line to the mean low water mark of the Cumberland River and measures 102.44 feet thereon.

Being the same property conveyed to Terry R. Black and wife, Virginia M. Black by Quitclaim Deed dated January 13, 1997, recorded January 17, 1997, in Book 10322, Page 203, in the Register's Office of Davidson County, Tennessee. The said Virginia M. Black having since died on April 20, 2014 leaving Terry R. Black as tenant by the entirety. The said Terry R. Black, also known as Terry Rawl Black, having since died testate on July 31, 2023 with his Estate being probated under Case No. 23P-1704 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his entire estate to Alexander Michael Martin. The said Alexander Michael Martin was appointed Executor of the Estate of Terry R. Black pursuant to Last Will and Testament and by Order of Probate filed 9/21/2023, in the Probate Court for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 924 Berwick Trl, 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 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. Whenever 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 14th day of February, 2024.

The Estate of Terry R. Black

By: Alexander Michael Martin, Executor — Alexander Michael Martin, Executor

Alexander Michael Martin, Individually — Alexander Michael Martin, Individually

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alexander Michael Martin, Executor of The Estate of Terry R. Black, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2024.

Elaine C. Williamson
Notary Public

My Commission Expires: 6.14.26

STATE OF TENNESSEE NOTARY PUBLIC ELAINE C WILLIAMSON SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alexander Michael Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2024.

Elaine C. Williamson
Notary Public

My Commission Expires: 6.14.26

STATE OF TENNESSEE NOTARY PUBLIC ELAINE C WILLIAMSON SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Adde Dilworth, 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 **February 14, 2024**.

Date

Affiant Signature

February 14, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025