Karen Johnson
Batch # 1106908
03/04/2024 09:42:09 AM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20240304-0014673

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Thirty-Five Thousand and no/100 Dollars ($535,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Juanita E Levis Affiant Subscribed and sworn to before me, on this 1 day of March, 2024. Hillary D Smith Notary Public My commission expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.:
Juanita E. Levis	SAME AS NEW OWNER	053110005.00
310 Hurst Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Melanie Jean Collins, a married woman**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Juanita E. Levis, an unmarried woman**, "Grantee", her heirs, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 61, on the plan of Section Two, Fairway View as of record in Plat Book 2900, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melanie Jean Collins, a married woman, by Quitclaim Deed from Melanie Jean Collins, a married woman, being the sole heir of Betty Jean Hunt Kilpatrick (Betty Jean Hunt Kilpatrick being one and the same as Betty P. Hunt) and Troy W. Kilpatrick, unmarried, being the surviving spouse of Betty Jean Hunt Kilpatrick, of record in Instrument No. 20230404-0024560, in the Register's Office of Davidson County, Tennessee, dated March 31, 2023 and recorded on April 04, 2023. Troy W. Kilpatrick died on or about November 9, 2023 thus severing and terminating any life estate interest.

Being the same property conveyed to William D. Hunt, Jr., wife, Betty P. Hunt, by Warranty Deed from Grant F. Carruth and wife, Janice M. Carruth, of record in Book 5105, Page 102, in the Register's Office of Davidson County, Tennessee, dated December 15, 1976 and recorded on January 12, 1977. The said William D. Hunt, Jr., died on July 25, 2000 leaving Betty P. Hunt as his surviving spouse. Betty P. Hunt later married Troy W. Kilpatrick and Became Known as Betty Jean Hunt Kilpatrick. Betty Jean Hunt Kilpatrick died on April 30, 2017 leaving a Last Will and Testament date August 29, 2002. Pursuant to said Will she devised this property to her daughter Melanie Jean Collins and granted a life estate to her surviving spouse Troy W. Kilpatrick. See Affidavits of Heirship of recorded in Instrument No's. 20230404-0024557; 20230404-0024558 and 20230404-0024559.

This is improved property identified as **310 Hurst Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs, successors, and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2024 and subsequent years, not yet due and payable. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Fairway View, as recorded in Plat Book 2900, Page 100, Register's Office of Davidson County, Tennessee. (3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3066, Page 434, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs, successors, and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 1 day of March, 2024.

Melanie Jean Collins

Melanie Jean Collins

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Melanie Jean Collins** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand, this the 26 day of February, 2024.

Hillary D. Smith

NOTARY PUBLIC

Commission Expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON