Karen Johnson Davidson County
Batch# 1134245 DEEDWARR
05/13/2024 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240513-0035067

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of ~~Rutherford~~ Davidson (ai)
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

File Number: TN-24-1937

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

Subscribed and sworn ~~to before~~ me, this 3rd day of May, 2024.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ezra Howard and Jing Geng	**New Owner**	141-06-0A-049.00-CO
803 Poplar Ridge Court	**921 Belden Way**	
Nashville, TN 37221	**Nashville, TN 37221**	

For and in consideration of the sum of ten dollars & 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, **Sharon Rae Mosier, Executrix of The Estate of Lenora Stanley**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ezra Howard, husband, and Jing Geng, wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Final Plat, Section Four, Poplar Ridge, a Residential Planned Unit Development of record in Plat Book 9700, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lenora Stanley, unmarried by Warranty Deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 10412, page 375, Register's Office for Davidson County, Tennessee, dated April 7, 1997 and recorded on April 10, 1997.

The said Lenora Stanley having died on January 8, 2024, and by her Last Will and Testament, probated in the Chancery Court of Davidson County, Tennessee, No 24P445, any interest in real property be administered as part of her estate by her Executrix, Sharon Mosier, who has the full power to grant, bargain, sell, and convey said real property.

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 803 Poplar Ridge Court, Nashville, TN 37221.

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 3rd day of May, 2024.

The Estate of Lenora Stanley

By: Sharon Mosier
Sharon Mosier, Executrix

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Mosier, Executrix of The Estate of Lenora Stanley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of May, 2024.

SHEILA K. REBURN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Sheila K. Reburn
Notary Public at Large)
My Commission Expires: 1-19-25

Certificate of Authenticity

I, Spencer Gross, 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 **May 3rd, 2024**.

Date

Affiant Signature

May 3rd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **May**, 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