Karen Johnson Davidson County
Batch# 1136176 DEEDWARR
05/17/2024 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $702.63
20240517-0036579

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Block	New Owner	150 07 0 294.00
(NAME) 1150 Shelton Avenue	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C. Elizabeth Leonberger, Administratrix of the Estate of Donna Adele English AKA Donna A. English** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Richard Block, a married man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 3382 Oak Trees Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of May, 2024.

GRANTOR:

Estate of Donna Adele English

By: C. Elizabeth Leonberger

C. Elizabeth Leonberger, Administratrix

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared C. Elizabeth Leonberger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Administratrix of the Estate of Donna Adele English AKA Donna A. English, the within named Grantor, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Administratrix of the Estate.

WITNESS my hand, at office, this 13th day of May, 2024.

C. McKeighen

Notary Public

My Commission Expires: 7-7-25



EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 59-A, ZONE LOT DIVISION, LOTS NO. 38 AND NO. 59, LAKESHORE WOODS, SECTION 3, as of record in Plat Book 6250, Page 41, amending Plat Book 5200, Page 621, Register office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Donna A. English, unmarried, by Warranty Deed from Kim Smith and G.A. Shull, both unmarried, of record in Book 9181, Page 50, in the Register's Office of Davidson County, Tennessee, dated November 30, 1993, and recorded on December 09, 1993. The said Donna A. English died on February 15, 2024, intestate, devising subject property to C. Elizabeth Leonberger and David Thomas English. See Probate Case 24P-502, Davidson County Seventh Circuit Court. See also Affidavits of Heirship of record in Instrument Nos. 20240502-0032318 and 20240502-0032319, said Register's Office.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 13, 2024.

Signature
Date: May 16, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025