Karen Johnson Davidson County
Batch# 1137624 DEEDWARR
05/21/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240521-0037856

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249240 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$480,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 21st day of May, 2024. Notary Public My Commission Expires: 03/01/25

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2024, among:

JOHN MATHEW NAYLOR AND ANDREW SCOTT NAYLOR, CO-EXECUTORS OF THE ESTATE OF JUDITH ANN NAYLOR, JOHN MATHEW NAYLOR, INDIVIDUALLY AND ANDREW SCOTT NAYLOR, INDIVIDUALLY, AS TO AN UNDIVIDED 1/2 INTEREST AND ANDREW S. NAYLOR, AS TO AN UNDIVIDED 1/2 INTEREST

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SUSAN E. LEA AND JOSEPH P. LEA, III, A MARRIED COUPLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 86, Building 18, on the Plan of Condominium Plat, Phase IV, Hearthstone Manor, as of record in Plat Book 6250, page 990, as amended in Book 6200, Page 442 in Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judith A. Naylor and Andrew S. Naylor by deed from Charles D. Hensel and wife, Jean Hensel, dated June 30, 2005, of record in Instrument No. 20050630-0075670, Register's Office for Davidson County, Tennessee. The said Judith A. Naylor having since died testate on January 12, 2024, and pursuant to the Last Will and Testament of Judith Ann Naylor, of record in Docket No. 24P384, Davidson County, Tennessee Probate Court Clerk's Office, the subject property was devised to John Mathew Naylor and Andrew Scott Naylor.

Being commonly known as 221 Hearthstone Manor Lane, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John Mathew Naylor Co-Executor of the Estate of Judith Ann Naylor and Individually

BY: _____
John Mathew Naylor, Co-Executor and Individually

Andrew Scott Naylor Co-Executor of the Estate of Judith Ann Naylor and Individually

BY: _____
Andrew Scott Naylor, Co-Executor and Individually

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Mathew Naylor and Andrew Scott Naylor Individually and as Co-Executors** of The **Estate of Judith Ann Naylor**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of May, 2024.

T. P. BOSTEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Susan & Joseph Lea III
Address: 221 Hearthstone Manor Ln.
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: New Owner
Address: Same
City, State, Zip: _____

Tax ID: 160-15A-086.00

Certificate of Authenticity

I, Mark Dhseelon, 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 5/17/24.

Date

Affiant Signature

5/17/24

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of May, 2024.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY