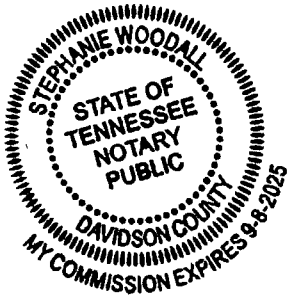
WARRANTY DEED

Karen Johnson
Batch # 1138717
05/23/2024 03:01:29 PM
Fees: $13.00 Taxes: $1,494.80
20240523-0038607
Davidson County
DEEDWARR
2 pgs



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Melissa Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2024.

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cayla Poteete Bryan Hayeslip	Same as New Owners	064-11-0-A-045.00 CO
(NAME)	(NAME)	
708 N Chestnut Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Cassandra King as Executrix of the Estate of Marietta Ashton Lowery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cayla Poteete, a single person, and Bryan Hayeslip, a single person, as Tenants in Common with Right of Survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 45 on the Plan of Caleb Chase, a planned unit development, of record in Book 6250, pages 821 and 822, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Terry Lowery and wife, Marietta Lowery, by Warranty Deed from Oscar Rubio and wife, Mattie R. Rubio, dated August 14, 2003, of record in Instrument No. 20030818-0119504, Register's Office for Davidson County, Tennessee. Terry Lowers died on February 2, 2019 leaving Marietta Lowery as the surviving tenant by entirety. Marietta Lowers died testate on December 24, 2023 leaving Cassandra King as executrix of the Estate, her Last Will and Testament probated in Case No. 24P-199, Seventh Circuit Court of Davidson County, Tennessee, at Nashville, Probate Division.

unimproved ☐

This is improved ☑ property, known as 708 N Chestnut Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and

payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6250, pages 821 and 822; Restrictions of record in Book 6777, page 453; Book 6783, page 805 and Instrument No. 20100603-0043191; Charter of record in Book 6927, page 370, amended in Book 8109, page 791; Conveyance of common area to Homeowners Association of record in Book 7242, page 554; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 20th May, 2024.

Mrs. Cassandra King

Cassandra King,
Executrix of the Estate of Marietta Ashton Lowery

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Cassandra King as Executrix of the Estate of Marietta Ashton Lowery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 38349



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BMR-24-706