Name and Address of New Owner:
Ernest E. Leach
205 Willard Drive
Nashville, TN 37211

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1298179 DEEDWARR
07/16/2025 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20250716-0056154

Map & Parcel No: 148-10-0-011.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Dean W. Richardson, Executor of The Estate of Jo D. Rutherford,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ernest E. Leach, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32 on the Plan of Murray Heights, of record in Plat Book 2663, Page 37, in the Register's Office for Davidson County.

Said Lot No. 32 fronts 150 feet on the southerly side of Willard Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jo D. Rutherford by Warranty Deed from Harold Dean Spears and Pamela Suzette Stevens and Constance Marie Duke and Cynthia Diane Pidial, Richard Christopher Bauman, heirs of Nancy C. McMahan, deceased, of record in Book 9651, Page 749, Register's Office for Davidson County, Tennessee, dated April 20, 1995 and recorded on April 21, 1995. Jo D. Rutherford died on or about December 6, 2024.

Being improved property known as 205 Willard Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of July, 2025.

The Estate of Jo D. Rutherford

By: Dean W Richardson Executor
Dean W. Richardson, Executor

STATE OF MICHIGAN
COUNTY OF Macomb

Before me, Latricia Wright of the state and county mentioned, personally appeared Dean W. Richardson, Executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executor of The Estate of Jo D. Rutherford, the within named bargainor, an Estate, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 14 day of July, 2025.

Notary's Signature
My commission expires: June 15, 2029

LATRICIA WRIGHT
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jun 15, 2028
Acting in the County of _____

AFFIDAVIT OF VALUE

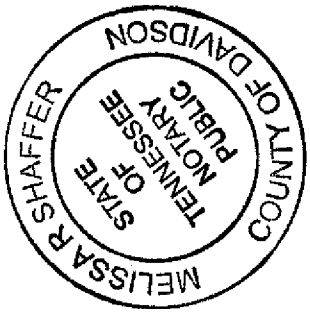
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14 day of July, 2025.

Notary Public
My commission expires: 5-9-26
File No. GNT-25-4077



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-14-25.

Affiant Signature — Date: 7-14-25

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of July, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON