Karen Johnson Davidson County
Batch# 1337059 DEEDWARR
10/22/2025 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251022-0083976

PREPARED BY & RETURN TO:
Realty Title & Escrow Services, Inc.
9539 Kingston Pike, Suite 200
Knoxville, TN 37922

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/25/26

(AFFIX SEAL)

416-CHT25-08857

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alexandria Duncan 119 Stoners Glen Drive Hermitage, TN 37076	NEW OWNERS	075-15-0A-119.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Charles Thomas Neal, Executor of the Estate of Helen Louise Ethridge Neal, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexandria Duncan unmarried,** hereinafter called the Grantees, their successors 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/Unit No. 119 on the Plan of Phase One, Stoners Glen, of record in Instrument 20000526-0052598, and Surveyors Certificate of Correction in Instrument 20010117-0005055, 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 Helen E. Neal, unmarried by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20001120-0114620 Register's Office for Davidson County, Tennessee, dated November 17, 2000 and recorded on November 20, 2000.

Map/Parcel 075-15-0A-119.00-CO

Said Helen E. Neal, being one and the same as Helen Louise Ethridge Neal, and Helen L. Neal, died testate on or about November 16, 2024 with her Last Will and Testament being probated in the 7th Circuit Court, Davidson County, Tennessee at Docket No. 25P-183. Letters Testamentary issued to Charles Thomas Neal, as Executor. Said Last Will and Testament having directed that the subject property be part of the probate estate and treated as forming part of the personalty for administration purposes subject to the control of the Executor.

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: 119 Stoners Glen Drive, Hermitage, TN 37076

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.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKE NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS my hand this 29th day of September, 2025

Charles Thomas Neal, Executor under the Last Will and Testament of Helen Louise Neal, deceased.

BY: Charles Thomas Neal
Charles Thomas Neal
Executor

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Thomas Neal, Executor under the Last Will and Testament of Helen Louise Neal, deceased, 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 seal at Knoxville, Tennessee, this 29th day of September, 2025.

Teresa Bronson
NOTARY PUBLIC

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/29/25 (date of document).

Affiant Signature

10/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of OCT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26