WARRANTY DEED

Karen Johnson Davidson County
Batch# 214236 **DEEDWARR**
04/05/2019 08:41:49 AM 2 pgs
Fees: $13.00 Taxes: $960.15

20190405-0030926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,500.00

x Randall V. Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 4-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Faye Owen and Randall V. Owen	NEW OWNER	
(NAME)	(NAME)	
705 N. Chestnut Court		064-11-0A-042.00 CO
(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, WE, **THE ESTATE OF MARY EVELYN KINKADE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN FAYE OWEN, UNMARRIED AND RANDALL V. OWEN, MARRIED, 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:

Being lot No. 42 on the Plan of Caleb Chase, a Planned Unit Development, according to survey and plat of same appearing of record in Plat Book 6250, Page 821 and 822, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary Evelyn Kinkade by Warranty Deed from Elaine Sircy, unmarried and Kevin Mark Scott, joint tenants with right of survivorship, recorded on the 1st day of December, 2006 in Instrument No. 20061201-0148427, in the Register's Office of Davidson County, Tennessee. The said Mary Evelyn Kinkade, unmarried, died on December 30, 2018 leaving a Last Will and Testament that was probated under Docket No. 19P107 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Scott Wesley Kinkade and Dan Wesley Kinkade were appointed to serve as Co-Executors under said Will, and the real property, was to be administered as part of the Probate Estate with the power to sell.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 705 N. Chestnut Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30(
NASHVILLE, TN 37215

BOX 10-A

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 4th day of April, 2019

THE ESTATE OF MARY EVELYN KINKADE

BY: Scott Wesley Kinkade, Co Executor

SCOTT WESLEY KINKADE, CO-EXECUTOR

BY: Dan Wesley Kinkade, Co-Executor

DAN WESLEY KINKADE, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Scott Wesley Kinkade and Dan Wesley Kinkade with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of The Estate of Mary Evelyn Wade, and who further acknowledged that they are authorized to execute the within instrument as Co-Executors.

Witness my hand and official seal this 4th day of April, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public