NEW OWNER:
PROPERTY OWNER 10, L.L.C.
P.O. BOX 4090
SCOTTSDALE, AZ 85261

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0789

Map 053
Group 16
Parcel 195.00

RETURN TO:
REALTY TITLE & ESCROW
6525 QUAIL HOLLOW, STE. 115
MEMPHIS, TN 38120
RT File No. 19110363
TG: 7694266

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 267264 **DEEDWARR**
08/06/2019 09:10:07 AM 6 pgs
Fees: $33.00 Taxes: $783.29
20190806-0077832

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eleven Thousand Seven Hundred and 00/100 Dollars ($211,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CONSTANCE KRAMER, ADMINISTRATRIX OF THE ESTATE OF BETSY ELLEN ANDERSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PROPERTY OWNER 10, L.L.C., a Delaware Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Lot No. 16, on the plan of King Court Subdivision, Section Three, as shown on plat of record in Plat Book 7900, Page 958, amended in Book 9708, Page 522, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to BETSY E. ANDERSON by Quitclaim Deed from Frederick P. Anderson, dated January 17, 2013, and of record in Instrument No. 20130118-0006300, Register's Office for DAVIDSON County, Tennessee. The said Betsy E. Anderson died intestate on October 30, 2017. For further reference to title, see the Probate of The Estate of Betsy Ellen Anderson a/k/a Betsy E. Anderson in Docket No: 17P2011 in the Probate Court for Davidson County, Tennessee and Court Order allowing the Administratrix, Constance Kramer to sell the property herein as set forth therein. See attached Exhibit "A".

Order Approving the Purchase and Sale Agreement attached as Exhibit "A".

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **649 KINGSWAY DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 958, as amended in Book 9708, Page 522, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 26th day of July, 2019.

THE ESTATE OF BETSY ELLEN ANDERSON

BY: Constance Kramer, Administratrix
CONSTANCE KRAMER, ADMINISTRATRIX

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CONSTANCE KRAMER, ADMINISTRATRIX OF THE ESTATE OF BETSY ELLEN ANDERSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$211,700.00**.

Laura Delaney
AFFIANT

Sworn to and subscribed to before me this ~~26th~~ 3rd day of ~~July~~ August, 2019.

NOTARY PUBLIC

My commission expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED

JUL 19 2019

RICHARD R. ROOKER, Clerk
By _____ Deputy

IN THE ESTATE OF:	)	
	)	
BETSY ELLEN ANDERSON,	)	**Docket No. 17P2011**
Deceased.	)	

ORDER APPROVING PURCHASE AND SALE AGREEMENT

This cause came on to be heard before the Honorable Randy Kennedy, Judge of the Probate Court for Davidson County, Tennessee upon a Motion to Approve the Purchase and Sale Agreement and Petition to Sell Real Property, testimony of the Petitioner, statements of counsel and the entire record in this cause, the Court finds the following:

1. The Administratrix, Constance Kramer, was appointed by Order of this Court on or about January 11, 2018.

2. The Administratrix filed the *Petition to Sell Real Property* currently pending before this Honorable Court, requesting the Court's approval of any Purchase and Sale Agreement presented to the Court.

3. Pursuant to Local Rule § 39.07, the Administratrix relies upon the Davidson County Real Estate Assessment Data for presenting the value of the real property, as provided in the motion.

4. The Purchase and Sale Agreement presented is reasonable considering the condition of the property and sales price over the Assessment value.

5. Frederick P. Anderson, the Court appointed Guardian, sole custodian and sole surviving parent of Tia Irene Zhi-Lan Anderson (D.O.B. – July 5, 2002), who is the sole heir to

the Estate of Betsy Ellen Anderson, has filed his Notice of Consent to sell the real property and the approval of the Purchase and Sale Agreement.

IT IS THEREFORE, ORDERED, ADJUDGED and DECREED that:

1. The Purchase and Sale Agreement presented in this matter is hereby approved.

2. The Administratrix, Constance Kramer is hereby granted the approval and authority to close the property at issue pursuant to the Purchase and Sale Agreement presented and secure the proceeds in the administration of the estate pending further orders of the Court.

ENTERED this the 19 day of _____, 2019.

RANDY KENNEDY, JUDGE,
SEVENTH CIRCUIT COURT

APPROVED FOR ENTRY:

DERRICK H. GREEN, #25412
MOUNT JULIET LAW, PLLC
1000 Pleasant Grove Place, Ste. 200
Mt. Juliet, Tennessee 37122
TEL (615) 288-4291
Attorney for Petitioner

CERTIFICATE OF SERVICE

I certify that a true and accurate copy of the foregoing instrument was hand delivered to **Tia Irene Zhi-Lan Anderson,** through her Guardian/Parent, Fred Anderson at 3231 Cloverwood Drive, Nashville, TN 37214, this the 19th day of July 2019.

Derrick H. Green

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 19th day of July 20 19
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk