Karen Johnson Davidson County
Batch# 354387 DEEDWARR
02/06/2020 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200206-0013975

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0052

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of January, 2020

Notary Public

Commission Expires: 11.21.22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
EnGedi Real Estate, GP 718 Thompson Lane, Ste 108-452 Nashville, TN 37204	NEW OWNER ,	034-09-0-068.00

WARRANTY DEED

FOR AND IN 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/WE,

Estate of Rose Marie Palmore

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EnGedi Real Estate, GP, a Tennessee Partnership

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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Gateway, Section 1 of record in Book 3300, Pages 39 and 40, in the Register's Office for said County, described as follows:

Said Lot fronts 70 feet on the North side of Janette Avenue as measured around a slight curve, and runs back 197.8 feet on the West line and 126.9 feet on the East line, to a dead line in the rear measuring 122.2 feet thereon.

Being the same property conveyed to Robert E. Palmore and wife, Rose Marie Palmore by Warranty Deed from Ray K. Binnion and wife, Mary M. Binnion of record in Book 8138, Page 487, Register's Office for Davidson County, Tennessee, dated June 22, 1990 and recorded on June 26, 1990. (Value or consideration shown in aforementioned deed $69,000.00.) The said Robert E. Palmore died March 02, 2008, leaving Rose Marie Palmore surviving tenant by the entirety. Rose Marie Palmore died October 21, 2019, her Last Will and Testament entered in the Seventh Circuit Court Probate Division for Davidson County, Tennessee as Docket No. 19P2134 in which Cheryl Reanee Adams was appointed Executrix of the Estate of Rose Maria Palmore.

Being also known as 458 Janette Avenue, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 458 Janette Avenue, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2020.

The Estate of Rose Marie Palmore

By: Cheryl Reanee Adams
Cheryl Reanee Adams, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Reanee Adams, Executrix of The Estate of Rose Marie Palmore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of January, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.23.2020

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

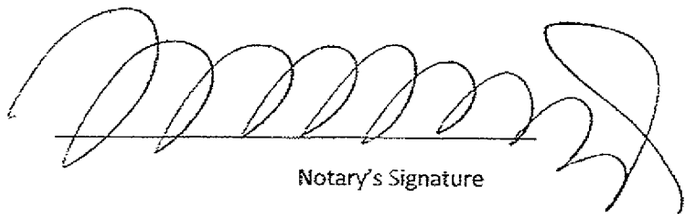


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

