Karen Johnson Davidson County
Batch# 375781 DEEDWARR
03/23/2020 10:12:03 AM 5 pgs
Fees: $28.00 Taxes: $203.50
20200323-0031288

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
PAUL LAWRENCE THIBEDEAU P. O. Box 102 Joelton, Tennessee 37080	Same	008-00-0-147.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHEL DELIAH PEPPER, ANGELA GROGAN, LISA PARDUE, and REBECCA MCKAY, Individually and as Sole Heirs of the Estate of Phil N. Pardue,** have this day bargained and sold, and do hereby transfer and convey unto the said **PAUL LAWRENCE THIBEDEAU, unmarried,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th. Civil District of Davidson County, Tennessee, according to a survey by John B. Bates, dated January 13,1976. and more fully described as follows:

Beginning at an iron pin in the southerly margin of Baxter Road being North 63 degrees West 150 feet as measured along the southerly margin of Baxter Road from an iron pin in a fence being Paul T. Edwards northwesterly corner as shown in Book 4218,page 98, Register's Office for Davidson County, Tennessee; thence south 26 degrees 50 minutes west 993.0 feet to an iron pin; thence south 82 degrees 30 minutes west 185.0 feet to an iron pin;thence north 27 degrees east 1095.0 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 63 degrees east 150.0 feet to the point of beginning, containing 3.53 acres, more or less.

Being the same property conveyed to PHIL N. PARDUE, by deed from EDNA LEE THOMAS, A WIDOW, of record in Book 5001, Page 564, dated February 17, 1976, said Register's Office. The said PHIL N. PARDUE having since died intestate on or about December 6, 2019, see Docket No. 20P173, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. See also Heirship Affidavit of record in Instrument No. 20200323-0031287, dated March 18, 2020, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater for this transfer is **$55,000.00**.
Subscribed and sworn to before me
this 18 day of March, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 3909 Baxter Road, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 18 day of March, 2020.

Ethel Deliah Pepper
ETHEL DELIAH PEPPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman Notary Public in and for said County and State, **ETHEL DELIAH PEPPER**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 18 day of March, 2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

Angela Grogan
ANGELA GROGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **ANGELA GROGAN**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 18 day of March, 2020

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Lisa Pardue

LISA PARDUE

STATE OF GEORGIA
COUNTY OF Rabun

Personally appeared before me, KATHLEEN N LOW a Notary Public in and for said County and State, **LISA PARDUE**, the within named bargainor, 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 RABUN County, Georgia, this the 16th day of March, 2020

Kathleen N Low

NOTARY PUBLIC

My Commission Expires: Nov 26 2021

KATHLEEN N. LOW NOTARY PUBLIC Exp. RABUN COUNTY, GA

REBECCA MCKAY

STATE OF GEORGIA
COUNTY OF RABUN

Personally appeared before me, KATHLEEN N LOW, a Notary Public in and for said County and State, **REBECCA MCKAY**, the within named bargainor, 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 RABUN CO, Georgia, this the 16th day of March, 2020

Kathleen N Low
NOTARY PUBLIC

My Commission Expires: NOV 26, 2023

KATHLEEN N. LOW NOTARY PUBLIC Exp. RABUN COUNTY, GA