Karen Johnson Davidson County
Batch# 404345 DEEDWARR
05/21/2020 01:52:30 PM 6 pgs
Fees: $33.00 Taxes: $314.50
20200521-0053105

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
Goodlettsville, Tennessee 37070

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6825

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
ASHLEY N. COSTON MATTHEW J. SUTTON 296 Vivelle Avenue Nashville, Tennessee 37210	ASHLEY N. COSTON MATTHEW J. SUTTON 296 Vivelle Avenue Nashville, Tennessee 37210	008-00-0-068.00 008-00-0-190.00

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 AKA DELIAH PEPPER, as heir-at-law and as Administratrix of the Estate of Phil N. Pardue, ANGELA GROGAN, LISA PARDUE, and REBECCA MCKAY, heirs-at-law of the Estate of Phil N. Pardue,** have this day bargained and sold, and do hereby transfer and convey unto the said **ASHLEY N. COSTON and MATTHEW SUTTON AKA MATTHEW J. SUTTON,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 1A and 1B, of Resubdivision of Lot 1, Tract Survey Charlie Thomas Estate, as shown by plat of record in Book 6200, Page 943, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to PHIL N. PARDUE, A SINGLE MAN, by deed from EDNA LEE THOMAS, A WIDOW, of record in Book 5001, Page 562, 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. Said property was devised to ETHEL DELIAH PEPPER, ANGELA GROGAN, LISA PARDUE AND REBECCA MCCKAY, by Affidavit of Heirship of record in Instrument No. 20200323-0031287, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$85,000.00**.

Subscribed and sworn to before me
this 8th day of May, 2020.
My Commission Expires: 1/3/2023

Affiant

Notary Public

ROLAND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property located at 3903-3905 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, her (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 8 day of May, 2020.

Ethel Deliah Pepper

ETHEL DELIAH PEPPER
AKA DELIAH PEPPER, Heir-at-Law and
Administratrix of the Estate of Phil N. Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B Edson, a 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 8th day of May, 2020

Patricia B Edson

NOTARY PUBLIC

My Commission Expires: 1-10-23

PATRICIA B EDSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Angela Grogan

ANGELA GROGAN
Heir-at-Law of the Estate of Phil N. Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B Edison, 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 8th day of May, 2020

Patricia B Edison
NOTARY PUBLIC

My Commission Expires: 3

STATE OF TENNESSEE NOTARY PUBLIC
PATRICIA B EDISON
COUNTY OF DAVIDSON

Lisa Pardue

LISA PARDUE
Heir-at-Law of the Estate of Phil N. Pardue

STATE OF GEORGIA
COUNTY OF Rabun

Personally appeared before me, KATHLEEN N Law, 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 8TH day of May, 2020

Kathleen N Law
NOTARY PUBLIC

My Commission Expires: NOV. 26, 2020

KATHLEEN N. LAW NOTARY PUBLIC RABUN COUNTY, GA

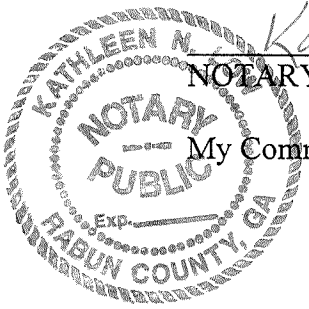
Rebecca McKay

REBECCA MCKAY
Heir-at-Law of the Estate of Phil N. Pardue

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 COUNTY, Georgia, this the 8TH day of May, 2020



Kathleen N Low
NOTARY PUBLIC

My Commission Expires: NOV. 26, 2020

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

