Karen Johnson Davidson County
Batch# 414315 DEEDWARR
06/15/2020 08:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200615-0060592

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

File Number: 2002060

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My Commission Expires: 9/14/23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Andrew Batey and Jessica Batey	Andrew Batey & Jessica Batey	150-09-0-121.00
3008 Kinwood Drive	3008 Kinwood Dr.	
Antioch, TN 37013	Antioch TN 37013	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blaine Danielson, Executer of The Estate of Ruby Danielson**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Batey and Jessica Batey, with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in ~~Rutherford~~ * Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Four, Phase Two, Forest View Park of record in Plat Book 5200, Page 674, as amended in Book 6220, Page 648, (erroneously referred to as Book 6158, Page 238) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ruby J. Danielson, an unmarried person by Warranty Deed from Joseph A. Belew and wife, Wendy Lee Belew of record in Book 9180, Page 345, Register's Office for Davidson County, Tennessee, dated November 23, 1993 and recorded on December 8, 1993. The said Ruby J. Danielson having since died testate on August 8, 2019. Her Estate and Last Will and Testament of record in Case Number 19P-1644, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Blaine Danielson by Executor's Deed from Blaine Danielson, Executor for the Estate of Ruby Danielson of record in Instrument No. 20191021-0107386 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 21, 2019, in said Register's Office. The said Blaine Danielson was permitted to convey in Order as shown in Exhibit A.

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

This property is improved property known as 3008 Kinwood Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of February, 2020.

~~The Estate of Ruby Danielson~~

BY: _____
Blaine Danielson, ~~Executor~~

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blaine Danielson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Executor of The Estate of Ruby Danielson and that he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of February, 2020.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public at Large
My Commission Expires: 4/18/21

"Exhibit A"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:	)	
	)	
THE ESTATE OF RUBY DANIELSON,	)	
	)	
Deceased,	)	**CASE NO. 19P1644**
	)	
BLAINE DANIELSON,	)	
	)	
Petitioner.	)	

ORDER GRANTING PETITION TO APPROVE SALE OF REAL PROPERTY

Based on the examination of the Petition, Affidavit of Blaine Danielson, and the review by Judge Randy Kennedy on February 26, 2020, the Court orders that proposed contract for the sale of decedent's real property located at 3008 Kinwood Drive, Antioch, Davidson County, Tennessee 37013 be approved and the Executor be permitted to:

1. Execute a deed selling 3008 Kinwood Drive, Antioch, Tennessee to the purchaser, Andrew Batey, for $187,000.00;
2. Any real estate commissions, closing fees, title premiums, or other fees associated with this sale be taken out of the purchase price before the net proceeds are distributed to the Executor; and
3. Use the net proceeds to pay the outstanding debts and taxes before distributing the remaining balance to the sole will beneficiary.

ENTERED this the 26th day of February, 2020.

Judge Randy Kennedy

202006150060592

APPROVED FOR ENTRY:

Miles T. Martindale (#035725)
Thomas W. Shumate IV (#019595)
2900 Vanderbilt Place, Suite 100
Nashville, TN 37212
615-229-7499 (office)
615-229-7498 (fax)
miles.martindale@meridian.law
tom.shumate@meridian.law
Attorneys for Blaine Danielson

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been sent by U.S. Mail, prepaid postage to:

Blaine Danielson
5017 Saint Ives Drive
Murfreesboro, TN 37128

on this 26 day of February, 2020.

Miles T. Martindale

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1039072
Rec'd: 20.00 Instrument #: 2260530
State: 691.90
Clerk: 1.00 Recorded
Other: 2.00 3/2/2020 at 2:00 PM
Total: 714.90 in
Record Book 1873 Pgs 2478-2481

202006150060592

True Copy Certification

I, Katelyn Taylor, 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 Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Katelyn Taylor 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: 8/19/2023

Notary' Seal

