WARRANTY DEED

Karen Johnson Davidson County
Batch# 421774 DEEDWARR
06/22/2020 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $906.50
20200622-0066278

ANGELA R WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: 4-20-2024

MST 2020-0838

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary William Kinder and Stacie Clemmons Kinder, husband and wife	DAS Acquisition Company	13313012100
(NAME)	(NAME)	
5114 Prince Phillip Cove	12140 Woodcrest Executive St. 150	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	St. Louis MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **The Heirs of the Estate of Mildred H. Carlton being Claudette Griggs and Donnie Carlton and Jackie L Davis and Samuel Barrett Carlton and Matthew Glenn and Jac L Glenn and Joc D Glenn and Heirs of Estate of Estate of Terry Carlton – Terry L. Carlton II, Samuel E. Carlton and Meloney C. Faulk,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary William Kinder and Stacie Clemmons Kinder, husband and wife,** 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. 63 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, 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 Samuel A. Carlton and wife, Mildred H. Carlton by Warranty deed from C. C. Adams and wife, Irene Adams of record in Book 2548, page 291, Register's Office for Davidson County, Tennessee, dated July 26, 1956 and recorded on July 30, 1956.

Mildred Helen Mullins Carlton died September 15, 2018 having been predeceased by husband Samuel A. Carlton. Her Will was probated at Docket No. 18P2076 in the Seventh Circuit Probate Court for Davidson County (Probate Division) at Nashville and names heirs Terry Carlton, Claudette Griggs, Donnie Carlton and Jackie L. Davis, Samuel Barrett Carlton, Matthew Glenn, Jac L. Glenn and Joc D. Glenn. Jackie L. Davis was named Executor of the Estate.

The said heir Terry Carlton is since deceased (February 3, 2020) and his interest passed intestate to his heirs at law - Terry L Carlton II, Samuel E. Carlton and Meloney C. Faulk. Please see Heirship Affidavit of record in Instrument No. __202006220066268____, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

This property, known as 522 Elaine Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hand(s) this 4th DAY OF June, 2020.

Claudette Griggs by Jackie L Davis, her attorney in fact

Claudette Griggs by Jackie L Davis, her attorney in fact

Donnie Carlton by Jackie L. Davis, his attorney in fact

Donnie Carlton by Jackie L Davis, his attorney in fact

Jackie L. Davis

Jackie L Davis

Samuel Barrett Carlton by Jackie L. Davis, his attorney in fact

Samuel Barrett Carlton by Jackie L Davis, his attorney in fact

Matthew Glenn by Jackie L. Davis, his attorney in fact

Matthew Glenn by Jackie L Davis, his attorney in fact

Jac L. Glenn by Jackie L. Davis, his attorney in fact

Jac L Glenn by Jackie L Davis, his attorney in fact

Joc D. Glenn by Jackie L. Davis, his attorney in fact

Joc D Glenn by Jackie L Davis, his attorney in fact

Terry L. Carlton II by Jackie L. Davis, his attorney in fac

Terry L. Carlton II by Jackie L Davis, his attorney in fact

Samuel E. Carlton by Jackie L. Davis, his attorney in fa

Samuel E. Carlton by Jackie L Davis, his attorney in fact

Meloney C. Faulk by Jackie L Davis, her attorney in fa

Meloney C. Faulk by Jackie L Davis, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jackie L Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of June, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie L. Davis, Attorney-in-Fact for **Claudette Griggs and Donnie Carlton and Samuel Barrett Carlton and Matthew Glenn and Jac L Glenn and Joc D Glenn and Terry L. Carlton II and Samuel E. Carlton and Meloney C. Faulk**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said named individuals, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, this 4th day of June, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

