PREPARED BY: **RETURNED TO:**
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 454133 DEEDWARR
08/11/2020 12:44:25 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50

20200811-0089264

MST 2020-0373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(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
John Aidoo and Nicole Aidoo		
(NAME)	(NAME)	
404 Summit Oaks Drive	New Owner	128-16-0B-048.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Billie M. Tully unmarried and Michelle DeJean, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Aidoo and Nicole Aidoo, 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. 48 on the Plan of Phase One, Summit Oaks, A Planned Unit Development, of record in Plat at Instrument No. 20020129-0011883, 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 Jeanette L. Tully by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20111130-0093034, Register's Office for Davidson County, Tennessee, dated November 28, 2011 and recorded on November 30, 2011. The said Jeanette L. Tully, a/k/a Jeanette Louise Tully, died September 11, 2018, and by her Last Will and Testament filed as Docket No. 18P-1677 in the Probate Court of Davidson County, Tennessee, devised a 50% interest in her residuary estate to her sister, Billie M. Tully, and a 50% interest to her niece, Michelle M. DeJean. Said will further instructed that all real property owned by the decedent at the time of her death be administered as part of her probate estate subject to the control of the Executrix for the purposes of administration, and appointed Billie M. Tully, as the Executrix of the estate with full power and authority to sell the subject property.

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. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Subject to all matters shown on the Plan of record as Instrument Number 20020129-0011883, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019518, Register's Office for Davidson County, Tennessee, but omitting

any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons HOA Charter of record in Instrument Number 20020131-0013598, in the Register's Office for Davidson County, Tennessee.

This property, known as 404 Summit Oaks Drive, Nashville, TN 37221
(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 7th DAY OF AUGUST, 2020.

Estate of Jeanette Louise Tully

Billie M. Tully, Executrix

Billie M. Tully, Executrix

Billie M. Tully

Billie M. Tully

Michelle DeJean by Billie M. Tully, Attorney-in-Fact

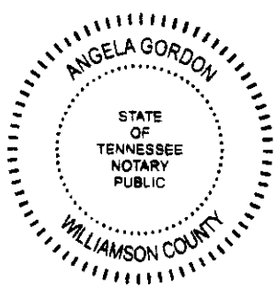
Michelle DeJean by Billie M. Tully, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Billie M. Tully, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Trustee of the **Estate of Jeanette Louise Tully,** the within named bargainor, as Trustee, and Billie M. Tully, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, himself/herself as Trustee of said Trust.

Witness my hand and official seal at office, this 7th day of, August, 2020.

Notary Public
My commission expires: 11-20-2023



STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Billie M. Tully**, 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 7th day of August, 2020.

Notary Public

My commission expires: 11-20-2023

ANGELA GORDON
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, **Billie M. Tully**, **Attorney-in-Fact for Michelle DeJean**, 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 Billie M. Tully and Michelle DeJean, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, Page _____, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 7th day of August, 2020.

Notary Public

My Commission Expires: 11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY