Karen Johnson Davidson County
Batch# 502796 DEEDWARR
10/28/2020 02:59:30 PM 6 pgs
Fees: $33.00 Taxes: $869.50
20201028-0125325

Commitment Number: TN20101825

After Recording, Send To:
Fresa Tavera
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Suite 101
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20101825.

New Property Owner/Mail Tax Statements To:
Shane P. Studer and **Melinda Studer, husband and wife**, 3208 DOWNEYMEADE CT., NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085 07 0 006.00

GENERAL WARRANTY DEED

Estate of Edna Rose Ledbetter, hereinafter grantors, whose tax-mailing address is **423 Harwell Ct, Hermitage, TN 37076**, for $235,000.00 (Two Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Shane P. Studer** and **Melinda Studer,** husband and wife, hereinafter grantees, whose tax mailing address is **3208 DOWNEYMEADE CT., NASHVILLE, TN 37214**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING AN ADDITION TO LOT NO. 228 ON THE PLAN OF STANFORD COUNTY CLUB ESTATE, AS OF RECORD IN BOOK 2900, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY, SAID ADDITION BEING ON AN UNRECORDED PLAT AND IN ACCORDANCE WITH A SURVEY PREPARED BY JAMES L. MURPHY, JR. & CO., AND DATED NOVEMBER 23, 1977, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 228 AS IT APPEARS OF RECORD IN BOOK 2900, PAGE 84; THENCE IN A NORTHWESTERLY DIRECTION 123.90 FEET TO A

POINT; THENCE EASTERLY 244.04 FEET TO A POINT; THENCE WESTERLY 134.83 FEET TO THE POINT OF BEGINNING.
Property Address is: 3208 DOWNEYMEADE CT., NASHVILLE, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at book 5230, at page 296 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085 07 0 006.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 10/19, 2020:

Dwight Stephen Ledbetter, individually and as Personal Representative of the Estate of Edna Rose Ledbetter

STATE OF TN
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on Oct. 19, 2020 by **Dwight Stephen Ledbetter, individually and as Personal Representative of the Estate of Edna Rose Ledbetter** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Executed by the undersigned on October 19, 2020:

Joel Anthony Ledbetter, individually and as Personal Representative of the Estate of Edna Rose Ledbetter

STATE OF TN
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on Oct. 19, 2020 by **Joel Anthony Ledbetter, individually and as Personal Representative of the Estate of Edna Rose Ledbetter** who is personally known to me or has produced drivers's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Executed by the undersigned on October 19, 2020:

Timothy Alden Ledbetter, individually and as Personal Representative of the Estate of Edna Rose Ledbetter

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 19, 2020 by **Timothy Alden Ledbetter, individually and as Personal Representative of the Estate of Edna Rose Ledbetter** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $235,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19th day of Oct, 2020.

Affiant

Dwight Stephen Ledbetter
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:
Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

True Copy Certification

I, Joseph P. Vallone, 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.

Joseph P. Vallone
Signature

Commonwealth of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy Suter, a notary public for this county and state, Joseph P. Vallone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracy L. Suter
Notary's Signature

My Commission Expires: 10/24/21
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES