Karen Johnson Davidson County
Batch# 544500 DEEDWARR
01/04/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210104-0000481

# WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cheyenne 12 LLC, a Florida limited liability company | NEW OWNER | |
| (NAME) | (NAME) | |
| 705 Canton Pass | | 052-12-0-050.00 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (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, **JANICE CARROLL CARTWRIGHT, EXECUTOR, OF THE ESTATE OF VIRGINIA CARROLL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHEYENNE 12 LLC, A FLORIDA LIMITED LIABILITY COMPANY,** 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. 34, MARLIN MEADOWS, SECTION NO. 2, as shown on plat of record in Book 1835, Page 127, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Edward Winston Carroll and wife, Virginia Carroll, by Warranty Deed from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 2198, Page 440, in the Register's Office of Davidson County, Tennessee, dated September 21, 1953 and recorded on September 30, 1953. Edward Winston Carroll died on December 16, 2012 leaving Virginia Carroll as sole surviving Tenant by the Entirety. Virginia Carroll died on September 7, 2020 leaving a Last Will and Testament that was probated under Docket No. 20P1819 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Janice Carroll Cartwright was appointed to serve as Executor and the real property is to be sold as part of the probate estate..**

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

unimproved
This is improved x property, known as 705 Canton Pass, Madison, TN 37115
(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 hand this 29 day of December, 2020

ESTATE OF VIRGINIA CARROLL

BY: Janice Carroll Cartwright Executor

JANICE CARROLL CARTWRIGHT, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Janice Carroll Cartwright with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Virginia Carroll, and who further acknowledged she is authorized to execute the within instrument as Executor.

Witness my hand and official seal this 29 day of December, 2020.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 6, 2021

Notary Public

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

