Karen Johnson Davidson County
Batch# 558415 DEEDWARR
01/21/2021 10:16:30 AM 6 pgs
Fees: $33.00 Taxes: $788.10
20210121-0009100

This instrument prepared by Whitworth Law Firm
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of TWO HUNDRED THIRTEEN THOUSAND AND NO/100---------($213,000.00)--------DOLLARS, cash in hand paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, ROGER DALE JOYNER, as Administrator of the Estate of Barbara Marchant, AUSTIN PEAY STATE UNIVERSITY FOUNDATION, and ST. JUDE CHILDREN'S RESEARCH HOSPITAL, have bargained and sold and by these presents do hereby transfer and convey unto ROLLEY HOMES CONSTRUCTION, LLC, a Tennessee Limited Liability Company, as Grantee, the following described tract or parcel of land lying and being situate in Davidson County, Tennessee, and more particularly described as follows:

TAX MAP 119-10-0-113.00
TAX ASSESSOR'S OFFICE DAVIDSON COUNTY, TENNESSEE
(2806 SAINT EDWARDS DRIVE, NASHVILLE, TENNESSEE)

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Nolensville Heights Subdivision, of record in Book 2083, page 80, Register's Office for said County.

SAID Lot No. 10 fronts 62 feet on the northeasterly side of St. Edwards Drive and runs back 215.25 feet on the southeasterly line and 231.7 feet on the northwesterly line to a deadline in the rear and measures 95 feet thereon.

Subject to restrictions of record in Book 2277, page 349; and also Plan of record in Book 2083, page 80. Register's Office for Davidson County, Tennessee.

ABOVE DESCRIPTION COPIED FROM PRIOR INSTRUMENT OF RECORD.

This being the same property conveyed to Barbara Marchant, by virtue of a Warranty Deed dated April 22, 1966, from Alice Quick, as appears of record in Book 4011, page 914, in the Register's Office of Davidson County, Tennessee. Barbara Marchant died on May 4, 2020. An Order Admitting Annexed Will to Probate was filed on May 8, 2020, in the Chancery Court of Benton County, Tennessee, Docket No. 4162.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto ROLLEY HOMES CONSTRUCTION, LLC, its heirs and assigns, in fee simple forever.

We covenant and agree to and with the Grantee that we are lawfully seized and possessed of said real estate, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of December, 2020.

ESTATE OF BARBARA MARCHANT

BY: _____
ROGER DALE JOYNER
Administrator

STATE OF TENNESSEE
COUNTY OF BENTON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named ROGER DALE JOYNER, as Administrator of the Estate of Barbara Marchant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Camden, Tennessee, this the 1st day of December, 2020.

My Commission Expires:
11-27-2022

JOHN W. WHITWORTH
STATE OF TENNESSEE NOTARY PUBLIC
BENTON CO. TENN.

_____
NOTARY PUBLIC

WITNESS my hand this the 1st day of December, 2020.

AUSTIN PEAY STATE UNIVERSITY FOUNDATION

BY: Ronald L. Bailey
RONALD L. BAILEY,
Vice President for External Affairs

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named RONALD L. BAILEY, Vice President for External Affairs for Austin Peay State University Foundation, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, being so authorized, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Montgomery, Tennessee, this the 1st day of December, 2020.

Diana L. Mahorski
NOTARY PUBLIC

DIANA L. MAHORSKI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires:
9-13-2022

WITNESS my hand this the 2nd day of December, 2020.

ST. JUDE CHILDREN'S RESEARCH HOSPITAL

BY: _____
SARA L. HALL
Chief Legal Officer / ALSAC

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named SARA L. HALL, Chief Legal Office/ ALSAC for St. Jude Children's Research Hospital, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, being so authorized, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Memphis, Tennessee, this the 2 day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires:

8-5-23

FRED E. JONES, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-5-2023

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF Williamson

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $213,000.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me,

this the 2 day of December, 2020.

REGISTER/NOTARY PUBLIC

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires:

11.20.23

SEND TAX STATEMENT TO:

New Owner

New Owners
Rolley Homes Construction
2800 Saint Edwards Drive
Nashville, TN 37211

Kw20-1388

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

