Karen Johnson Davidson County
Batch# 560480 DEEDWARR
01/25/2021 02:57:13 PM 3 pgs
Fees: $18.00 Taxes: $1,644.65

20210125-0010831

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $444,500

Lauren Leah Smith
Affiant Signature

Subscribed and sworn to before me on this the 15 of January, 2021.

Notary Public

My Commission expires 5 / 3 / 2021

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Lauren Leah Smith and William George Way
804 N Summerfield Dr
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 04207009500

WARRANTY DEED

20NT03559

Effective the 15th of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Debbie E. Lynn (1/2 interest) and John E. Edwards(1/2 interest) as residuary devisees under the last will and testament of Elaine L. Colbert.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lauren Leah Smith and William George Way, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING Lot No. 12 on the Plan of Bonnie Brae Subdivision, Section 5 as of record in Book 3600, Page 68 Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 188 feet on the easterly margin of North Summerfield Drive and extends back 166.7 feet on the southerly line and extends back 258.7 feet on the northerly margin to a dead line, measuring 211.94 feet thereon.

Being the same property conveyed to Ernest W. Colbert and wife, Elaine L. Colbert, by Quitclaim Deed from Ernest W. Colbert, dated 08/03/1990 and recorded 08/08/1990 in Book 8170, page 952, Register's Office for Davidson County, Tennessee. Ernest W. Colbert died 01/12/2012 leaving Elaine L. Colbert as surviving tenant by entirety. Being the same property conveyed to Debbie E. Lynn (1/2 interest) and John E. Edwards(1/2 interest) as residuary devisees under the last will and testament of Elaine L. Colbert, probated in the Davidson County Probate Court Case #20P1611.

This is an improved property commonly known as 804 N Summerfield Dr, Madison, TN 37115

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-FC-20-804

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 of May, 2021

Debbie E. Lynn

State of Tennessee }
County of Davidson }

A. H. LORNA McKENZIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Debbie E. Lynn,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of May, 2021

Notary Public

My Commission expires: March 8, 2021

A. H. LORNA McKENZIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

John E. Edwards

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John E. Edwards,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June, 2021

Notary Public

My Commission expires: March 8, 2021

A. H. LORNA McKENZIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

Debbie E. Lynn Co-Executrix of the Estate of Elaine L. Colbert

Debbie E. Lynn, as Co-Executrix of the Estate of Elaine L. Colbert

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Debbie E. Lynn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be **Co-Executrix** of **The Estate of Elaine L. Colbert**, and that as such **Co-Executrix** executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal at office, this 15 day of January, 2021

Notary Public

My Commission expires: March 8, 2021

A. H. LORNA McKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Richard L Colbert as Co-Executor of the Estate of Elaine L. Colbert

Richard L. Colbert, as Co-Executor of the Estate of Elaine L. Colbert

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Richard L. Colbert** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be **Co-Executor** of **The Estate of Elaine L. Colbert**, and that as such **Co-Executor** executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal at office, this 15 day of January, 2021

Notary Public

My Commission expires: March 8, 2021

A. H. LORNA McKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021