Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0314

Karen Johnson Davidson County
Batch# 575785 **DEEDWARR**
02/23/2021 01:03:10 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20210223-0022129

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 165,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of February, 2021

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Loni D. Young 1516 Lewis Rd Madison, TN 37115	US Bank 7601 Penn Ave S. Ste A1 Richfield, MN 55423	051-10-0A-104.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Melissa L. Edwards and Winifred E. Edwards Coogle as Co-Executrixes and devisees of the Estate of Jessica N. Edwards

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loni D. Young and Arlyn Young, a married couple

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. 1516 on the Plan of Oakland Trace, a Residential Planned Unit Development, of record in Plat Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jessica N. Edwards, an unmarried person, by Warranty Deed from Elva W. Creech, an unmarried person, dated 6/30/2005 and recorded 7/7/2005 in Instrument Number 20050707-0078726, Register's Office for Davidson County, Tennessee.
The said Jessica N. Edwards died testate on March 20, 2019, and pursuant to her Last Will and Testament and Order to Probate filed in Docket No. 19P-865 in the Seventh Circuit Court for Davidson County, Tennessee, Melissa L. Edwards and Winifred E. Edwards Coogle were appointed as Co-Executrices.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1516 Lewis Rd Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of February, 2021.

Estate of Jessica N. Edwards

By: _____
Melissa L. Edwards, Co-Executrix

By: Winifred E. Edwards Coogle
Winifred E. Edwards Coogle, Co-Executrix

_____
Melissa L. Edwards

Winifred E. Edwards Coogle
Winifred E. Edwards Coogle

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa L. Edwards and Winifred E. Edwards Coogle, Co-Executrix of the Estate of Jessica N. Edwards** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of February, 2021.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Gillespie
Notary Public
My Commission Expires: 8·20·24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa L. Edwards and Winifred E. Edwards Coogle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of February, 2021.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Gillespie
Notary Public
My Commission Expires: 8·20·24