NEW OWNER:
PENNY BENTON
1009 CLAY PLACE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0596

Map & Parcel: 11000002600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 640125 DEEDWARR
05/19/2021 12:50:37 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20210519-0067959

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LAWRENCE BOYD FUDGE, III, EXECUTOR OF THE ESTATE OF VIVIAN EAKES FUDGE HULL, LAWRENCE BOYD FUDGE, III, KILE DAVID FUDGE, AMANDA MICHELLE HULL PATTON, and STANLEY DEVON HULL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PENNY BENTON,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and more particularly described by a survey prepared by Raymond Binkley, dated September 22, 1986, as follows:

Beginning at an iron pin in the northwest corner of the Robert William McCullough property, of record in Deed Book 4811, Page 923, RODC, said point being in the southern boundary of Stewarts Ferry Pike; thence N. 80 deg. 13' W. with said southern boundary of said Pike, 434.2 ft. to an iron pin, said pin being 275 ft. easterly from the east margin of New Hope Road; thence S. 1 deg. 17' West 181.3 ft. to an iron pin; thence S 70 deg. 59' East 442.53 ft. to a concrete marker; thence N. 3 deg. 06' E. 251.6 ft. to the point of beginning, containing 2.13 acres, more or less.

Being the same property conveyed to VIVIAN E. HULL by Warranty Deed from Eva Elizabeth Williams, single; Allie Mae Williams Earheart, single; William H. Highers, husband of Willie Lois Williams Highers, deceased; Coleman Highers and wife, Betty J. Highers; Douglas Highers and wife, Colleen Highers; and R.L. Highers, single, the latter 3 being the

children of Mable Williams Highers, deceased, dated October 27, 1986, and of record in Book 7023, Page 624, Register's Office for DAVIDSON County, Tennessee. Vivian E. Hull a/k/a Vivian Eakes Fudge Hull is now deceased, having died single and testate on June 8, 2020. For further reference to title, see the Estate of Vivian Eakes Fudge Hull, of record in Docket No. 20P1111 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to her children: Lawrence Boyd Fudge, III, Kile David Fudge, Sr., Amanda Michelle Hull Patton, and Stanley Devon Hull.

THIS IS IMPROVED PROPERTY more commonly known as **1624 STEWARTS FERRY PIKE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the unrecorded survey prepared by Raymond Binkley, dated September 22, 1986, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of May, 2021.

THE ESTATE OF VIVIAN EAKES FUDGE HULL

By: Lawrence Boyd Fudge III Executor
Lawrence Boyd Fudge, III, Executor

Lawrence Boyd Fudge III
LAWRENCE BOYD FUDGE, III

Kile David Fudge
KILE DAVID FUDGE

Amanda Michelle Hull Patton
AMANDA MICHELLE HULL PATTON

STANLEY DEVON HULL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LAWRENCE BOYD FUDGE, III, EXECUTOR OF THE ESTATE OF VIVIAN EAKES FUDGE HULL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2021.

NOTARY PUBLIC

My commission expires: _____



STATE OF TENNESSEE

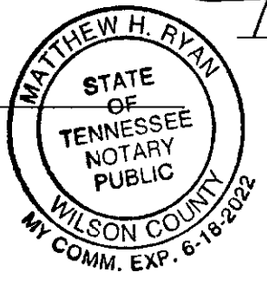
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LAWRENCE BOYD FUDGE, III, KILE DAVID FUDGE, AMANDA MICHELLE HULL PATTON, and STANLEY DEVON HULL,** 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 office this 14th day of May, 2021.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

AFFIANT

Sworn to and subscribed to before me this 14th day of May, 2021.

NOTARY PUBLIC

My commission expires: _____

