WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. I-3570-DS

Karen Johnson Davidson County
Batch# 667298 DEEDWARR
06/29/2021 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20210629-0088029

STATE OF ~~Tennessee~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 5-7-2024
File No. G21-13069

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lindsay Hager	Churchill Mortgage Corp.	042-03-0-078
(NAME)	(NAME)	
409 Hamblen Drive	1749 Mallory Lane Ste. 100	
(STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donald Lee Floyd, Claude R. Floyd, Tracy Floyd Kirby and Lauren P. Floyd, Devisees Under the Last Will and Testament of Eva Helen Floyd,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Hager and Patrick Lewis Newby, as joint tenants with rights of survivorship,** 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. 94 on the Plan of Primrose Acres, as shown on plat of record in Plat Book 2663, Pages 106-107, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Charles L. Floyd and wife, Helen Floyd, by Warranty Deed from Joseph D. Taylor and wife, Delores Hixon Taylor, dated 11/7/1960 and recorded 11/28/1960 in Book 3161, Page 299, in the Register's Office of Davidson County, Tennessee. The said Charles L. Floyd having since predeceased Helen Floyd on or about February 26, 2020. The said Helen Floyd, also known as Eva Helen Floyd, having since died testate on March 27, 2021. Her Estate is being probated under Docket No. 2021PR-275 in the Probate Court for Sumner County, Tennessee. By her Last Will and Testament filed in Will Book 2021, Page 1115, in the Probate Court for Sumner County, Tennessee, she devised her residual estate to Donald Lee Floyd, Claude R. Floyd, Tracy Floyd Kirby and Lauren Floyd Simpson. The said Donald Lee Floyd and Claude R. Floyd were appointed Co-Executors of the Estate of Eva Helen Floyd by Order filed 5/26/2021 in The Probate Court for Sumner County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, Page 106-107, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 409 Hamblen Drive, 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 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. Whenever 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/our hand(s) this 28th day of June, 2021.

Estate of Eva Helen Floyd

By: Donald Lee Floyd Devisee
Donald Lee Floyd, Devisee and as Co-Executor

By: Claude R. Floyd Devisee
Claude R. Floyd, Devisee and as Co-Executor

By: Tracy Floyd Kirby Devisee
Tracy Floyd Kirby, Devisee

By: Lauren P. Floyd
~~Lauren Floyd Simpson,~~ Devisee
LF Lauren P. Floyd Devisee

STATE OF TENNESSEE
COUNTY OF Sumner

On this 28th day of June, 2021, before me personally appeared Donald Lee Floyd, Devisee Under the Last Will and Testament of Eva Helen Floyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

Preston D Matthews State of Tennessee Notary Public Sumner County

Notary Signature
My commission expires: 6/20/24

STATE OF TENNESSEE
COUNTY OF Sumner

On this 28th day of June, 2021, before me personally appeared Claude R. Floyd, Devisee Under the Last Will and Testament of Eva Helen Floyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

Preston D Matthews State of Tennessee Notary Public Sumner County

6/7/25

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF Sumner

On this 28th day of June, 2021, before me personally appeared Tracy Floyd Kirby, Devisee Under the Last Will and Testament of Eva Helen Floyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

Notary Signature
My commission expires: ~~6/22/21~~ 6/7/25

Preston D Matthews
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF Sumner

On this 28th day of June, 2021, before me personally appeared ~~Lauren Floyd Simpson~~ Lauren P. Floyd, Devisee Under the Last Will and Testament of Eva Helen Floyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

Notary Signature
My commission expires: 6/7/25

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

