Karen Johnson Davidson County
Batch# 668329 DEEDWARR
06/30/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210630-0088691

ADDRESS NEW OWNER: William Lee Edwards
Haley Nichole Edwards
5025 Rawlings Road
Joelton, TN 37080

SEND TAX BILL TO: FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL NOS. 02100015900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Leland D. Glasscock, Jr., a one-half (1/2) undivided interest, and Hazel Marie Glasscock Charleton, a one-half (1/2) undivided interest** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William Lee Edwards and Haley Nichole Edwards, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being further described as follows:

Beginning at a stone in the center of the Lang Road with gum pointers; then south 4 degrees east 48 poles to a stake, a large poplar pointer; thence 85 degrees west 30.4 poles to a stake with gum pointers in the east line of Frank Weise tract; thence with same, north 1 1/2 degrees east 50.4 poles to a stake; thence south 87 degrees east 17.3 poles to the beginning, containing 7.1 acres, more or less.

Included in the above description but expressly excluded therefrom is that portion of the property conveyed to Leldon C. McNeese, et ux by Deed of record in Book 3177, Page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leland D. Glasscock, Jr., a one-half (1/2) undivided interest, and Hazel Marie Glasscock Charleton, a one-half (1/2) undivided interest, from Leland D. Glasscock, Jr., Executor for The Estate of Janice E. Glasscock, duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 21P-449, by Executor's Quitclaim Deed recorded on June 3, 2021, in Instrument No. 20210603-0074925, Register's Office for Davidson County, Tennessee.

Both Grantors warrant that the subject property has never been used as either of their marital residences and is not subject to any marital rights therein.

Leland D. Glasscock, Jr., Executor of the Estate of Janice E. Glasscock, joins in this deed and warrants that there are no matters affecting the Estate of Janice E. Glasscock that would cause result in an encumbrance on the title to the subject Property being conveyed herein.

This is property with a common address of 5025 Rawlings Road, Joelton, TN 37080.

The SINGLE METAL GARAGE located on said property is being conveyed "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Subject to the rights of the subject property to access to a public thoroughfare.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June 2021.

Leland D. Glasscock, Jr.

Hazel Marie Glasscock Charleton

Leland D. Glasscock, Jr., Executor of The Estate of Janice E. Glasscock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Leland D. Glasscock, Jr., individually and as the Executor of the Estate of Janice E. Glasscock,** with whom I am personally acquainted, or who 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 29th day of June 2021.

Notary Public
My Commission Expires: 3-7-23

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Hazel Marie Glasscock Charleton, unmarried,** with whom I am personally acquainted, or who 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 29th day of June 2021.

Notary Public
My Commission Expires: 3-7-23

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $375,000.00.

Affiant

Subscribed and sworn before me this 29th day of June 2021.

Notary Public
My Commission Expires: 3-7-23

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2106-026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022