Karen Johnson Davidson County
Batch# 738935 DEEDWARR
10/19/2021 08:55:47 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20211019-0140033

This instrument prepared by:
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TN BPR # 11639
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $865,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2021.

Notary Public
My commission expires: 4/23/25

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
SHAUN MELBY 1242 JEFFERSON DAVIS COURT BRENTWOOD, TN 37027	New Owner	14514003500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE ARLETTA SKELTON, INDIVIDUALLY, AS DEVISEE OF THE ESTATE OF MARY ETTA ROADEN, DECEASED, AND AS EXECUTOR OF THE ESTATE OF MARY ETTA ROADEN, DECEASED, AND MICHELLE HAGEN MUSE, DAVID SKELTON, MINDY SCIBILIA, AND KAREN BAILEY, DEVISEES OF THE ESTATE OF MARY ETTA ROADEN, DECEASED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHAUN MELBY AND KATHERINE MELBY, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 193 ON THE PLAN OF TYNE VALLEY ESTATES, SECTION 10, OR RECORD IN BOOK 3700, PAGE 136, AND AS CORRECTED BY INSTRUMENT OF RECORD IN BOOK 4520, PAGE 419, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF JEFFERSON DAVIS COURT AT THE COMMON FRONT CORNER OF LOTS 192 AND 193; THENCE WITH SAID COURT WESTWARDLY 27.6 FEET TO A POINT; THENCE CONTINUING WITH SAID COURT AND WITH A CURVE TO THE LEFT, SOUTHWESTWARDLY 78.15 FEET TO THE COMMON FRONT CORNER OF LOTS 193 AND 194; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTWARDLY 292.4 FEET TO A POINT; THENCE NORTH 10 DEGREES 56 MINUTES EAST 47.20 FEET TO A POINT; THENCE NORTH 10 DEGREES 53 MINUTES EAST 317.36 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES EAST 183.10 FEET TO A POINT; THENCE SOUTH 71 DEGREES 15 MINUTES EAST 212.20 FEET TO A POINT; THENCE SOUTH 63 DEGREES 59 MINUTES EAST 58.44 FEET TO THE COMMON REAR CORNER OF

LOTS 192 AND 193; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWARDLY 431.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARLISS L. ROADEN AND WIFE, MARY ETTA ROADEN BY WARRANTY DEED FROM NEIL M. ANDERSON AND WIFE, BARBARA N. ANDERSON DATED AUGUST 1, 1985 OF RECORD IN BOOK 6619, PAGE 678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ARLISS L. ROADEN DIED ON APRIL 10, 2016. MARY ETTA ROADEN DIED ON APRIL 21, 2021 LEAVING A LAST WILL AND TESTAMENT FILED FOR PROBATE IN CASE NO. 21P1352, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, WHEREIN JANICE ARLETTA SKELTON WAS APPOINTED EXECUTOR AND SHALL JOIN INTO CONVEY ANY INTEREST THE ESTATE MAY HAVE. BELOW ARE THE SAID DEVISEES OF THE ESTATE, PURSUANT TO THE WILL OF MARY ETTA ROADEN.

See Power of Attorney for Michelle Hagen Muse of record in Instrument No. 20211019-0140029

See Power of Attorney for David Skelton of record in Instrument No. 20211019-0140030

See Power of Attorney for Mindy Scibilia of record in Instrument No. 20211019-0140031

See Power of Attorney for Karen Bailey of record in Instrument No. 20211019-0140032

This property is improved property known as 1242 Jefferson Davis Court, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 my hand this 15TH day of October, 2021.

Janice Arletta Skelton

JANICE ARLETTA SKELTON, Individually and as Executor of the Estate of MARY ETTA ROADEN, deceased

Michelle Hagen Muse, Janice Arletta Skelton, her attorney in fact

Michelle Hagen Muse by JANICE ARLETTA SKELTON, her attorney in fact

David Skelton, Janice Arletta Skelton, his attorney in fact

David Skelton by JANICE ARLETTA SKELTON, his attorney in fact

Mindy Scibilia by JANICE ARLETTA SKELTON, her attorney in fact

Karen Bailey, by JANICE ARLETTA SKELTON, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JANICE ARLETTA SKELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the duly appointed Executor of the Estate of Mary Etta Roaden, deceased, and as such Executor executed the within instrument, and as such Executor is authorized to execute the within instrument for the purposes therein contained. JANICE ARLETTA SKELTON also acknowledged that she is the duly appointed attorney in fact for Michelle Hagen Muse, David Skelton, Mindy Scibilia, and Karen Bailey, and as such attorney in fact executed the within instrument for the purposes stated therein, and as such attorney in fact had authority to do so.

Witness my hand in NASHVILLE, TENNESSEE, this 15th day of October, 2021.

BRIAN PAYNE, Notary Public

My Commission expires: 11/08/22 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON