**THIS INSTRUMENT PREPARED BY:**
Paul R. White
Attorney at Law
133 Laird Road
Nashville, TN 37205-3241

Karen Johnson Davidson County
Batch# 778986 DEEDWARR
12/22/2021 02:59:23 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20211222-0169446

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Melanie Frances Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 6TH day of December, 2021.

Paul R. White
NOTARY PUBLIC

My Commission Expires: 31 January 2023

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**NEW OWNER**

Melanie Frances Carter
505 Des Moines Drive
Hermitage, TN 37076

**SEND TAX BILLS TO:**
New Owner

Map No.: 75-3
Parcel No.: 7.00

## WARRANTY DEED

FOR AND CONSIDERATION OF THE SUM OF $ 100,000.00 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH ARE HEREBY ACKNOWLEDGED, WE: MELANIE FRANCES CARTER, PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED P. CARTER, NOW BEING IN THE SEVENTH CIRCUIT COURT (PROBATE DIVISION OF DAVIDSON COUNTY, TENNESSEE UNDER DOCKET NO.: 21P-1311, MELANIE FRANCES CARTER, INDIVIDUALLY, ROBERT MICHAEL CARTER, AND MELISSA GAIL CARTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELANIE FRANCES CARTER, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS 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. 15 of Plan of Tulip Grove Subdivision, Section 1, of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete And detailed description of said lot.

Said Lot No. 15 fronts 94.0 feet on the northerly side of Des Moines Drive and

extends back 140.26 feet on the westerly line and 152.90 feet on the easterly line to a dead line in the rear measuring 73.14 feet thereon.

Being the same property conveyed to Mildred P. Carter by deed from Basil C. Welch, II and wife, Shirley J. Welch of record in Instrument No.: 20020627-0077201 recorded June 27, 2002.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:

Any and all Declaration of Covenants and Restrictions of record in the Office of the Register of Deeds for Davidson County, Tennessee affecting this real estate, if any, as well as all easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Subject to all matters shown of record in the Office of the Register of Deeds for Davidson County, Tennessee.

This property is unencumbered by lien, although no title search was performed in conjunction with this deed.

This is unimproved property located at and known as: 505 Des Moines Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE," her heirs, successors and assigns forever; and "GRANTORS" do covenant with the said "GRANTEE" that they 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 "GRANTORS" do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said "GRANTEE," and her heirs, successors 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 our hands this 6TH day of December, 2021.

Melanie Frances Carter

Melanie Frances Carter, Personal Representative of the Estate of Mildred P. Carter, Docket No.: 21P-1311, Seventh Circuit Court (Probate Division), Davidson County, Tennessee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Frances Carter, the currently serving Personal Representative of the Estate of Mildred P. Carter, Docket No.: 21P-1311, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, with whom I am personally acquainted and who, upon her oath acknowledged that she is the within named bargainer, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Grantor.

Witness my hand and official seal at office at Nashville, Davidson County on this the 6th day of December, 2021.

Notary Public

My Commission Expires: 31 January 2023

Melanie Frances Carter

Melanie Frances Carter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Frances Carter, with whom I am personally acquainted and who, upon her oath acknowledged that she is the within named bargainer, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Grantor.

Witness my hand and official seal at office at Nashville, Davidson County on this the 6th day of December, 2021.

Notary Public

My Commission Expires: 31 January 2023

Robert Michael Carter

Robert Michael Carter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Michael Carter, with whom I am personally acquainted and who, upon his oath acknowledged that he is the within named bargainer, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Grantor.

Witness my hand and official seal at office at Nashville, Davidson County on this the 6TH day of December, 2021.

Notary Public

My Commission Expires: 3 January 2023

Melissa Gail Carter

STATE OF GEORGIA )
COUNTY OF GWINNETT )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Gail Carter, with whom I am personally acquainted and who, upon her oath acknowledged that she is the within named bargainer, and that she executed the foregoing instrument for the purposes therein contained by signing her name as Grantor.

Witness my hand and official seal at office at GWINNETT County on this the 6th day of December, 2021.

Notary Public

My Commission Expires: Aug-21-2023

HYUNSOO PARK
Notary Public, Georgia
Gwinnett County
My Commission Expires
August 21, 2023