Karen Johnson Davidson County
Batch# 806802 DEEDWARR
02/16/2022 11:10:41 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20220216-0018032

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Alexis F. Linn 110 Rolling Meadows Drive Goodlettsville, TN 37072	Same	033-03-0A-110.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PENNY LEE ANDERSON CECIL, a married woman, and Sole Heir-at-Law of Greta Suzanne Anderson,** has this day bargained and sold, and does hereby transfer and convey unto the said **ALEXIS F. LINN, unmarried woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 110, as shown on the map entitled Final Plat, Rolling Meadows, Phase One, Sect. Six, of record in Book 7900, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GRETA SUZANNE ANDERSON, AN UNMARRIED WOMAN, by deed from DONNA F. HINSHAW AND HUSBAND, JAMES HINSHAW, of record as Instrument No. 20150120-0005277, dated January 16, 2015, said Register's Office.

GRETA SUZANNE ANDERSON died intestate on or about June 12, 2021, leaving PENNY LEE ANDERSON CECIL as her only Heir-at-Law. For further reference, see Affiidavit of Heirship of record as Instrument No. 20220210-0018031 **, said Register's Office.**

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$229,000.00**.
Subscribed and sworn to before me
this 15 day of February, 2022.
My Commission Expires: 12/03/2024

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 110 Rolling Meadows Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 15 day of February, 2022.

PENNY LEE ANDERSON CECIL
Sole Heir-at-Law of Greta Suzanne Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **PENNY LEE ANDERSON CECIL**, the within named bargainor, 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.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15 day of February, 2022.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024