Karen Johnson Davidson County
Batch# 821044 DEEDWARR
03/11/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20220311-0028962

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

02-NSH22-03667

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Raudabaugh, Jr. 600 Debbie Dr. Hermitage, TN 37076	Mark Raudabaugh, Jr. 600 Debbie Dr. Hermitage, TN 37076	076-01-0-064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Martha Ann Beard, Executrix of the Estate of David E. Lindsey, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Raudabaugh, Jr., a single man,** 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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hidden Hill Subdivision of record in Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David E. Lindsey, unmarried person by Warranty Deed from Michael D. Sawyer, unmarried person of record in Book 8621, page 632, Register's Office for Davidson County, Tennessee, dated May 04, 1992 and recorded on May 08, 1992. (Value or consideration shown in aforementioned deed $54,000.00.)

The said David E. Lindsey having died on December 4, 2021. Probate efiled on December 9, 2021 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 21P2424.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 600 Debbie Dr., 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 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 ourselves, our 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 whomscever.

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 2nd day of March, 2022

Martha Beard for David E. Lindsey Estate

BY: Martha Beard Executrix
Martha Beard, as Executrix

STATE OF Kansas
COUNTY OF Douglas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martha Beard , Executrix of the David E. Lindsey Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Capitol Federal Bank, this 1st day of March, 2022.

Notary Public

My commission expires: 12-1-24

NOTARY PUBLIC
STATE OF KANSAS
RACHEL WILLIAMS
My Appointment Expires: 12-1-24

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-2-22.

Affiant Signature

3-4-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-4-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON