Karen Johnson Davidson County
Batch# 826808 DEEDWARR
03/23/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20220323-0033343

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Whitney McElroy State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $343,500.00

Subscribed and sworn to before me this 22 day of February, 2022.

Notary Public **Affiant**
My Commission Expires: 06-02-25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
About Flippin Time, LLC **101 Shorecrest Circle** **Hendersonville, TN 37075**	**Same as New Owner.**	**018 07 0 066.00**

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 **BETTY FAYE STUBBLEFIELD, BARBARA JOYCE COLE, SARA DARLENE SAMS, AND THELMA LEE PARIVAR**, have this day bargained and sold, and do hereby transfer and convey unto the said **ABOUT FLIPPING TIME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Connell Estates, Section IV, as of record in Book 3842, Page 239, Register's Office for said County.

Being the same property conveyed to J. T. Ledbetter and wife, Elsie I. Ledbetter, by Warranty Deed from A. E. Hosse and wife, Beverly R. Hosse, of record in Book 4658, Page 371, Register's Office for Davidson County, Tennessee, dated November 24, 1972 and recorded on November 27, 1972. (Value or consideration shown in aforementioned deed $32,000.00.)

Said J. T. Ledbetter became deceased, vesting Elsie I. Ledbetter as surviving tenant. Said Elsie I. Ledbetter died intestate on or about October 5, 2020, filed for Probate in Docket No. 20P2018, Chancery Court of Davidson County, Tennessee. For further reference see Affidavit of Heirship of record in Instrument No. _202203230033341__, said Register's Office.

Being also known as 515 Mathes Court, Goodlettsville, Tennessee 37072.

Thelma Ledbetter is one and the same person as Thelma Lee Parivar. Sara Darlene Sams is one in the same person as Sara Darlene Cline.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their 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, their 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 our hands this 22 day of February, 2022.

Betty Faye Stubblefield
BETTY FAYE STUBBLEFIELD

Barbara Joyce Cole, by Betty Faye Stubblefield her attorney in fact
BARBARA JOYCE COLE, BY BETTY FAYE STUBBLEFIELD HER ATTORNEY IN FACT

Sara Darlene Sams
SARA DARLENE SAMS

Thelma Lee Parivar
THELMA LEE PARIVAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **BETTY FAYE STUBBLEFIELD**, the within named Bargainor, with whom I am personally acquainted (or 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 Goodlettsville, Tennessee, this the 22 day of February, 2022.

My Commission Expires: 7/22/25

Caitlin Turner
NOTARY PUBLIC

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of February, 2021, before me personally appeared **BETTY FAYE STUBBLEFIELD**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BARBARA JOYCE COLE**, and who acknowledged that she executed the same as the free act and deed of **BARBARA JOYCE COLE.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22 day of February, 2022.

My Commission Expires: 7/22/25

Caitlin Turner
NOTARY PUBLIC

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **SARA DARLENE SAMS**, the within named Bargainor, with whom I am personally acquainted (or 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 Goodlettsville, Tennessee, this the 22 day of February, 2022.

My Commission Expires: 7/22/25

Caitlin Turner
NOTARY PUBLIC

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **THELMA LEE PARIVAR**, the within named Bargainor, with whom I am personally acquainted (or 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 Goodlettsville, Tennessee, this the 22 day of February, 2022.

My Commission Expires: 7/22/25

Caitlin Turner
NOTARY PUBLIC

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 February 22, 2022 (date of document).

Affiant Signature

February 25, 2022
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County