Karen Johnson Davidson County
Batch# 841479 DEEDWARR
04/19/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20220419-0044629

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$90,000.00**

Subscribed and sworn to before me this 5th day of April, 2022.

Notary Public **Affiant**

My Commission Expires: _____

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bobby Joe Smith **417 Idlewild Avenue** **Madison, TN 37115**	**Same as New Owner:**	**052-01-0-015.00**

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 **MARY ANNETTE EDGIN, UNMARRIED,** has this day bargained and sold, and do hereby transfer and convey unto the said **BOBBY JOE SMITH,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 of Block "G" on the Map of Crittenden Estates as of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 1 fronts 56 feet on the East side of Idlewild Avenue and runs back between lines, 138.7 feet on the North line and 138.8 feet, more or less, on the South line to a dead line in the rear on which it measures 56 feet, save and except a triangle taken out of the Southwest corner of said lot for a curve at the intersection of Harris Street ad Idlewild Avenue, the distance around said curve not being shown on said plan.

Being the same property conveyed to David M. Edgin and Mary E. Edgin, husband and wife by Warranty Deed from Kenny Ray Howell, a married man of record in Instrument No. 20040305-0025149 Register's Office for Davidson County, Tennessee, dated March 01, 2004 and recorded on March 05, 2004.

Mary Elizabeth Edgin died Feburary 22, 2006 vesting David M. Edgin as surviving tenant.

Being the same property conveyed to Thomas E. Stewart Trustee by Quitclaim Deed from David M. Edgin and Mary Annette Edgin, both unmarried as joint tenants with right of survivorship of record in Instrument No. 20061129-0147416, Register's Office for Davidson County, Tennessee, dated November 27 2006 and recorded on November 29, 2006 and within the same deed the said Thomas E. Stewart, Trustee conveyed his interest in the

subject property to David M. Edgin and Mary Annette Edgin, both unmarried as joint tenants with right of survivorship.

David M. Edgin died February 11, 2014 vesting Mary Annette Edgin as surviving tenant.

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, his 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, his 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 5th day of April, 2022.

Mary Annette Edgin
MARY ANETTE EDGIN

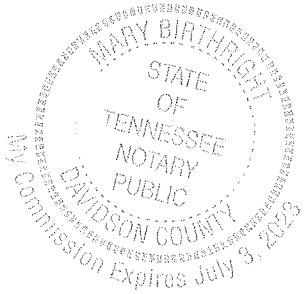
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **MARY ANETTE EDGIN**, 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 5th day of April, 2022.

My Commission Expires: _____

Mary Birthright
NOTARY PUBLIC



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 4/5/22 [DATE].

AFFIANT SIGNATURE

4/11/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 11 day of April, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

