Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0244

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of June, 2022

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 874742 **DEEDWARR**
06/21/2022 10:47:01 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220621-0070224

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diane Edwards 101 Rolling Meadows Dr Goodlettsville, TN 37072	Loandepot.com LLC P.O. Box 7114 Troy, MI 48007	033-03-0A-101.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lesli Oliver Wright, Conservator for Carolyn C. Davis, Case No. 22P312, Second Circuit Court for Davidson County, Tennessee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diane Edwards and Robert L. Edwards, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 101 as shown on Plat of Rolling Meadows, Phase 1, Section V, of record in Book 6900, Page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Associations, all as described in Book 6593, Page 194, as amended in Book 7408, Page 733, and further amended in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Carolyn C. Davis by Quitclaim Deed from Carolyn C. Davis, Executrix of the Estate of Anna Sue Jones, dated 1/11/2016 and recorded 1/28/2016 in Instrument No. 20160128-0008335; and being the same property previously conveyed to Edgar R. Jones and wife, Anna Sue Jones by Quitclaim Deed from Edgar R. Jones and Anna Sue Ledbetter a/k/a Anna Sue Jones, as joint tenants with survivorship obtaining, dated 8/31/2004 and recorded 9/8/2004 in Instrument No. 20040908-0108109; and being the same property previously conveyed to Edgar R. Jones, an unmarried man, and Anna Sue Ledbetter, an unmarried woman, as joint tenants, with survivorship obtaining, by Quitclaim Deed from Edgar R. Jones and Anna Sue Ledbetter, dated 8/20/2003 and recorded 8/29/2003 in Instrument No. 20030829-0125579; and being the same property previously conveyed to Edgar R. Jones and Anna Sue Ledbetter, as equal tenants in common, with a life estate for both, by Warranty Deed from Dorothy Barson, unmarried, dated 5/29/2003 and recorded 6/3/2003 in Instrument No. 20030603-0075633, Register's Office for Davidson County, Tennessee. Per probate records, Edgar R. Jones having predeceased Anna Sue Jones on 12/7/2008, leaving Anna Sue Jones as the surviving tenant by the entirety. Anna Sue Jones having since died on 4/22/2015, with her estate being probated in Davidson County under Case No. 15P771. Pursuant to her will, Carolyn C. Davis was appointed as Executrix of the Estate. Subject property was part of the residuary estate which was devised to Carolyn Christian Davis a/k/a Carolyn C. Davis.

Order Approving Contract, granting Lesli Oliver Wright full authority to sell, dated 6/13/2022, Docket No. 22P312, in the Second Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 101 Rolling Meadows Drive, Goodlettsville, TN 37072.

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 and assigns forever; and we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of June, 2022.

Lesli Oliver Wright, Conservator for
Carolyn C. Davis, Case No. 22P312,
Second Circuit Court for Davidson County, Tennessee

BY: Lesli Oliver Wright, conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Oliver Wright, Conservator for Carolyn C. Davis, Case No. 22P312, Second Circuit Court for Davidson County, Tennessee** 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 Hendersonville, Tennessee this 15th day of June, 2022.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8.20.24