This Instrument Was Prepared By:

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ADDRESS OF NEW OWNER:
Lisa Nicole Carter
2803 Craythorne Drive
Murfreesboro, TN 37129

Reference:
Map/Parcel No.:
149-02-099

Karen Johnson Davidson County
Batch# 874903 DEEDWARR
06/21/2022 12:49:21 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220621-0070462

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 Dollars, cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, including discharge of the terms of the Last Will and Testament of Peggie Ernestine (Townsend) Mitchell, pursuant to the terms of the Last Will and Testament in Davidson Probate Case. No. 21P-1749, which vests full, unencumbered fee simple title in the below-described tract of real estate, by devise in the Grantee; the undersigned Grantor **Lisa Nicole Carter, as Executrix of the estate of Peggie Ernestine (Townsend) Mitchell** has herewith bargained and sold, and by these presents does transfer and convey unto Grantees **Edward J. Carter, Jr. and wife Lisa Nicole Carter, in her**

individual capacity, as tenants by the entirety, hereinafter referenced as Grantees, their heirs and assigns forever, in fee simple, the following described parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot #8 on the plan of Cottage Hill, Section 1, of Record in Book 4860, Page 83, Register's Office for said county.

Said Lot #8 fronts 83.94' on the southerly margin of Aileen Court and extends back 311.54' on the westerly line and 318.46' on the easterly line to a broken line in the rear, Measuring 198.4' thereon.

For source of title, see the conveyance from Dean Meyer and wife, Rebecca S. Meyer, appearing of Record in Book 8177, Page 225, of the Register's Office of Davidson County, Tennessee. And, see the Warranty Deed from Dean Meyer and wife, Rebecca S. Meyer, to "Peggie E. Mitchell," filed June 2, 2011, (see 20110602-0042008) in the Register's Office of Davidson County, Tennessee. All matters as shown on the plan of Cottage Hill, Section 1, of Record in Book 4860, Page 83, Register's Office for Davidson County, Tennessee, and easements of Record in Book 8208, Page 238, are referenced as being applicable to the above-described property.

The property consists of a house and lot located at 105 Aileen Court, Antioch, TN 37013.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 21st day of April, 2022.

Lisa Nicole Carter, Executrix of the Last Will and Testament of her deceased Mother, Peggie Mitchell, Pursuant to Court Authority in Davidson Probate Civil Action No. 21P-1749

ACKNOWLEDGMENT

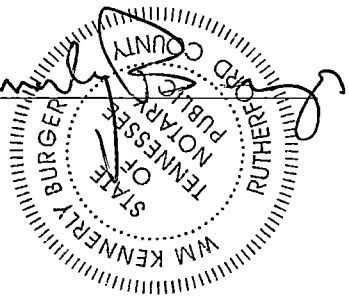
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a notary public for the State of Tennessee, **Lisa Nicole Carter**, as Executrix of the Estate of "Peggie E. Mitchell" (a/k/a Peggie Ernestine (Townsend) Mitchell) , with whom I am personally acquainted and who acknowledges that she executed the foregoing warranty deed, and further makes oath that the statements contained therein are true, complete, and accurate.

Sworn to and subscribed before me on this the 21st day of APRIL, 2022.

Notary Public

My Commission Expires: 1-30-2024



STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

AFFIANT'S OATH

The undersigned, counsel for the Estate of Peggie Ernestine Townsend Mitchell, (Davidson Probate Case Number 21P-1749) makes oath that the above-referenced Warranty Deed (from Lisa Nicole Carter, as Executrix of the Estate of Peggie Ernestine Townsend Mitchell, to Edward J. Carter, Jr. and wife, Lisa Nicole Carter, as tenants by the entirety, was executed solely for the purpose of effecting an estate-related asset distribution, and not otherwise, and is therefore and accordingly exempt from any buyer's transfer tax.

Witness my hand this the 24th day of May, 2022.

Wm Kennerly (Ken) Burger

Personally appeared before me, on the 24th day of May, 2022, William Kennerly (Ken) Burger, as attorney for the Estate of Peggie Ernestine Townsend Mitchell, makes oath that the facts contained above are true and correct.

NOTARY PUBLIC

My commission expires: 8/19/2023

BROOK MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2023