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
22-0321

Karen Johnson Davidson County
Batch# 893791 DEEDWARR
07/26/2022 10:17:33 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220726-0085143

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2022

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chloe Victoria Edmonstone 205 Diane Dr Madison, TN 37115	Highlands Residential Mortgage Ltd PO Box 202028 Florence, SC 29502-2028	042-07-0-084.00

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, **Imogene Carter Seay, devisee of the Last Will and Testament of Ernestine Carter Talbert, deceased**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Chloe Victoria Edmonstone, a single woman and John Robert Miller, a single man, as tenants in common with right of survivorship
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 Lot No. 34 on the Map of Section One, Haven Acres, of record in Book 2331, Page 89, Register's Office for Davidson County, Tennessee.

OUTSALE: INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a portion of the subject lot conveyed to Robert E. Wright and wife, Emma M. Wright by Warranty Deed from George E. Talbert and wife, Ernestine Carter Talbert, dated 10/27/1958 and recorded 11/7/1958 in Book 2812, Page 475, Register's Office for Davidson County, Tennessee, and described as follows:

BEING the southerly 13.46 feet front and 0.4 feet rear of Lot No. 34 on the Map of Section One, Haven Acres, of record in Book 2331, Page 89, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., dated June 28, 1958, as follows:

BEGINNING at an iron pin in the easterly margin of Diane Drive at the corner of Lots 4 and 35; thence with the dividing line between said lots eastwardly 240.65 feet to a point; thence northwardly along the easterly line of Lot 34, 0.4 feet to an iron pin; thence westwardly 240.4 feet to an iron pin in the easterly margin of Diane Drive; then with the margin of the same southwardly 13.46 feet to the point of beginning.

BEING PART OF the same property conveyed to George E. Talbert and wife, Ernestine Carter Talbert by Warranty Deed from Edward R. Phillips and wife, Louise T. Phillips, dated 4/15/1958 and recorded 4/18/1958 in Book 2745, Page 373, Register's Office for Davidson County, Tennessee. The said George E. Talbert is reported to have died on 9/11/1994., leaving Ernestine Carter Talbert as the surviving tenant.

The said Ernestine Carter Talbert died testate on December 13, 2021. Imogene Carter Seay was devised the subject property, per the Last Will and Testament of Ernestine Carter Talbert and was appointed as Executrix, Pursuant to Order to Probate filed 3/7/2022 in Docket No. 22P202 in the Circuit Court for Davidson County, Tennessee (Probate Division).

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: 205 Diane Drive, Madison, TN 37115.

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 25th day of July, 2022.

Imogene Carter Seay

Imogene Carter Seay

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Imogene Carter Seay** 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 25th day of July, 2022.

Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

