Karen Johnson Davidson County
Batch# 908963 DEEDWARR
08/26/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $181.30
20220826-0096671

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$49,000.00**

Subscribed and sworn to before me this 25th day of August, 2022.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Melony Caroline Reed **328 Nawakwa Terrace** **Madison, TN 37115**	Same as New Owner.	053-13-0-032.00

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 **RICKIE L. WALDEN and DIANNA L. DUDLEY, CO-TRUSTEES OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST,** have this day bargained and sold, and do hereby transfer and convey unto the said **MELONY CAROLINE REED, UNMARRIED,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Map of Nawakwa Hills West End Section of record in Plat Book 974, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank L. Walden by Warranty Deed from Danny N. Sanders of record in Book 8138, Page 81, Register's Office for Davidson County, Tennessee, dated June 15, 1990 and recorded on June 25, 1990. (Value or consideration shown in aforementioned deed $26,700.00.)

Being the same property conveyed to Ernest E. McCollum and wife, Rhonda S. McCollum by Warranty Deed from Frank L. Walden of record in Book 8157, Page 811, Register's Office for Davidson County, Tennessee, dated July 13, 1990 and recorded on July 23, 1990.

Being the same property conveyed to Frank L. Walden by Quitclaim Deed from Ernest E. McCollum and wife, Rhonda S. McCollum of record in Book 8222, Page 970, Register's Office for Davidson County, Tennessee, dated October 23, 1990 and recorded on October 24, 1990.

Being the same property conveyed to Rickie L. Walden and Dianna L. Dudley, Co-Trustees, and their successors-in-trust, of Frank L. Walden Revocable Living Trust by Quitclaim Deed from Rickie L. Walden and Dianna L. Dudley, Co-Executors of the Estate of Frank L. Walden of record in Instrument No. 20140605-0048960 Register's Office for Davidson County, Tennessee, dated June 5, 2014 and recorded on June 5, 2014.

The said Frank L. Walden became deceased on November 2, 2010 leaving Last Will and Testament for Probate to Admit Last Will and Testament for Muniment of Title in Docket No. 14P888, Seventh Circuit Court of Davidson County, Tennessee. The certified Order of Probate for Muniment of Title was recorded on June 5, 2014, or record in Instrument No. 20140605-0048957, in the Register's Office for Davidson County, Tennessee to serve as muniment of title to Rickie L. Walden and Dianna L. Dudley in their capacity as Co-Trustees of The Frank L. Walden Revocable Living.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

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, her 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, her 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 25th day of August, 2022.

Rickie L. Walden co-trustee

RICKIE L. WALDEN, CO-TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST

Dianna L. Dudley co-trustee

DIANNA L. DUDLEY, CO-TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **RICKIE L. WALDEN, CO-TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST**, 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 25th day of August, 2022.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **DIANNA L. DUDLEY, CO-TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST**, 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 25th day of August, 2022.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

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 8/25/22 [DATE].

AFFIANT SIGNATURE

8/25/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 25 day of August, 2022.

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

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