Karen Johnson Davidson County
Batch# 921357 DEEDWARR
09/26/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20220926-0106307

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF September, 2022.

NOTARY PUBLIC
My Commission expires: 7/25/26

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080029

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Address of New Owner
Crazy Woman Properties, LLC
P.O. Box 1112
Buffalo, WY 82834

Send Tax Bills To:
Same

Tax Information:
029-00-0-347.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tonia C. Summerville, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Crazy Woman Properties, LLC, a Wyoming Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of land of C. E. Arrington as shown on the plat of record in Plat Book 6050, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Included with this conveyance, but excluded from the warranties herein, is the 1987 SOLS manufactured home, VIN: DSEAL2112A and DSEAL2112B, which is located on said real property title, same being considered personal property in that title to said home has not been surrendered to the State of Tennessee, pursuant to TCA §55-3-138.

Being part of the same property conveyed to Charles E. Arrington and wife, Mary Edna Arrington, by Warranty Deed from George M. Copeland, Jr. and wife, Pearl H. Copeland, dated 09/13/1955 and recorded on 09/14/1955 at Book 2449, Page 637, Register's Office for Davidson County, Tennessee. Charles E. Arrington having since died on or about 02/18/1994, leaving Mary Edna Arrington as the surviving tenant by entirety. Mary Edna Arrington having since died testate on or about 05/23/1998, pursuant to the terms of her Last Will and Testament (Will Book 221, Page 771, in the Probate Court for Davidson County, Tennessee, Docket No. 98P-1008), property was devised to Brenda A. Clifton. See also Executor's Deed of record in Instrument No. 20000915-0092018, RODCT, and Deed of Correction of record in Instrument No. 20020408-0042901, RODCT. Brenda A. Clifton having since died testate on or about 01/12/2022, pursuant to the terms of her Last Will and Testament (filed in Docket No. 22P418, in the Seventh Circuit Court for Nashville, Tennessee, Probate Division), property was devised to Tonia C. Summerville. Further see Affidavits of Heirship of record in Instrument No. 202209260106303, RODCT, and Instrument No. 202209260106304, RODCT. Further being the same property conveyed to Tonia C. Summerville by Quitclaim Deed from Charles A. Arrington, Judy A. Johnson, Joseph Scott Hinkle, Deana M. Bulla, Candice Mertie, Rachel Johnson, and Kathy A. Rodgers, of record in Instrument No. 202209260106306, RODCT.

The above property was inherited by Grantor and was never used as her marital residence.

This is property generally located:
4062 Bernard Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6050, Page 305, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Subject to the right of way of Bernard Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Tonia C. Summerville** has/have caused this instrument to be executed, this the 22 day of September, 2022.

Tonia C Summerville

Tonia C. Summerville

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Tonia C. Summerville,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of September, 2022.

My Commission expires: 7/25/26

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9/22/22 (date of document).

L. Broner McCoy
Date: 9/22/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 22 day of September, 2022.

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY