Prepared by:
Record and Return to:
Shapiro & Rosenthal Title, Inc.
2021 Westgate Circle, Suite 150
[illegible] TN 37027

Karen Johnson Davidson County
Batch# 927375 DEEDWARR
10/11/2022 10:39:12 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20221011-0111218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aaron Edmonson and AnyaLisa Edmonson	New Owner	Parcel ID: 018-07-0-066.00 and
(NAME)	(NAME)	
515 Mathes Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **About Flippin Time, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron Edmonson and AnyaLisa Edmonson, husband and wife**, 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. 11 on the Plan of Connell Estates, Section IV, as of record in Book 3842, Page 239, Register's Office for said County.

Being the same property conveyed to J. T. Ledbetter and wife, Elsie I. Ledbetter from A. E. Hosse and wife, Beverly R. Hosse by Warranty Deed dated November 24, 1972 and recorded on November 27, 1972 in Book 4658, Page 371, Register's Office for Davidson County, Tennessee.

Said J. T. Ledbetter aka Jasper Thomas Ledbetter having died on or about September 18, 1973, leaving Elsie I. Ledbetter as the surviving tenant by the entirety. The said Elsie I. Ledbetter died intestate on or about October 5, 2020, leaving an Estate administered in the Chanery Court of Davidson County, Tennessee, Docket No. 20P2018. For further reference see Affidavit of Heirship of record in Instrument No.20220323-0033341, said Register's Office.

Further being the same property conveyed to About Flipping Time, LLC, a Tennessee Limited Liability Company from Betty Faye Stubblefield, Barbara Joyce Cole, Sara Darlene Sams, and Thelma Lee Parivar by Warranty Deed dated February 22,

2022 and recorded on March 23, 2022 in Instrument No. 20220323-0033343, and corrected by Scriveners Affidavit dated September 27, 2022 and recorded on September 29, 2022, of record in Instrument No. 20220929-0107388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 515 Mathes Court, 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 do 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 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 7th day of Oct., 2022

About Flippin Time, LLC, a Tennessee Limited Liability Company

BY: Kayla Tyler

Kayla Tyler
Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kayla Tyler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member, and is authorized to execute the instrument on behalf of About Flippin Time, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Member.

Witness my hand and official seal, this the 7th day of October, 2022.

Lori Buie

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY