This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 935476 DEEDWARR
10/31/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20221031-0117044

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Amer Angley	Same as New Owner
PO Box 178165	
Nashville TN 37217	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Patsy Elaine Hedrick** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Amer Angley** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 550 on the Plan of Final P.U.D. Plan of Section Four-B, Towne Village of the Country of record in Plat Book 6250, Page 496, 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 Thomas E. Jacobs and wife, Ruby Joyce Jacobs by Warranty deed from Timothy Crowder and wife, Lisa Crowder of record in Book 9606, page 226, Register's Office for Davidson County, Tennessee, dated February 24, 1995 and recorded on February 28, 1995.

Being the same property conveyed to Thomas E. Jacobs and wife, Ruby Joyce Jacobs, as tenants in common by deed from Thomas E. Jacobs and wife, Ruby Joyce Jacobs of record in Instrument No. 20080724-0075847, Register's Office for Davidson County, Tennessee, dated July 10, 2008 and recorded on July 24, 2008. Thomas E. Jacobs died testate on September 22, 2021 devising his interest in the above described real property to his daughter Edwina Joyce Jacobs. See Probate File No. P-320-21 (Thomas E. Jacobs estate) in the Clerk & Master's Office of Maury County, Tennessee. Edwina Joyce Jacobs predeceased her father on September 21, 2021 as an unmarried person who never had, naturally or by adoption, any children. Thus, Thomas E. Jacob's interest in the above described real property passed to his spouse Ruby Joyce Jacobs and child Patsy Elaine Hedrick, she being his only other child, naturally or by adoption. Ruby Joyce Jacobs died testate and unmarried on January 30, 2022 devising her interest in the above described real property to her daughter Edwina Joyce Jacobs however Edwina Joyce Jacobs predeceased her mother on September 21, 2021 as an unmarried person who never had, naturally or by adoption, any children. See Probate File No. P-064-22 (Ruby J. Jacobs estate) in the Clerk & Master's Office of Maury County, Tennessee. Thus, Ruby Joyce Jacob's interests in the above described real property passed to her child Patsy Elaine Hedrick, she being her only other child, naturally or by adoption.

Tax Parcel #150-07-0-419.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of October, 2022.

GRANTOR:

Patsy Elaine Hedrick

Patsy Elaine Hedrick

NOTE: GRANTOR is a married person however she hereby warrants and affirms the property conveyed hereby is neither hers nor her spouse's primary residence.

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Patsy Elaine Hedrick**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 26th day of October, 2022.

Notary Public
My Commission Expires: 2-28-2026

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
(SEAL)
My Comm. Expires February 28, 2026

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$210,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patsy Elaine Hedrick
Affiant

Subscribed and sworn to before me this 26th day of October, 2022.

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
(SEAL)
My Comm. Expires February 28, 2026

proposed

Notary Public
My Commission Expires: 02-28-2026

Certificate of Authenticity

I, Holly A Mason, 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 10/26/22.

Affiant Signature

10/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of October, 2022

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25