Karen Johnson Davidson County
Batch# 985448 DEEDWARR
03/28/2023 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20230328-0022266

WARRANTY DEED

OSBORNE-H23046

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 24TH DAY OF March, 2023.

(Affix Seal) Notary Public

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax Map:
D'Sean Marcell Osborne, unmarried	Primis Mortgage Company	026.07-0-147.00
116 Dover Court	1001 Military Cutoff Road, Suite 350	
Goodlettsville, TN 37072	Wilmington, NC 28405	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, POLLY ROPER EDENTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto D'SEAN MARCELL OSBORNE, UNMARRIED hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the Second Civil District of Davidson County, being more specifically described as Lot 225 on the Plan of Windsor Green, Phase II, Section I, as shown on a plat of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which reference is made for a more precise description.

Previously conveyed to Polly Roper Edenton by Last Will and Testament of Margaret Bell Barrett recorded 11/16/1993 in Book 9152, Page 921; and previously to Margaret Bell Barrett, a single person by Warranty Deed from Phillips Builders, Inc. recorded 08/10/1988 in Book 7623, Page 185.

Being the same property conveyed to MARGARET BELL BARRETT, A SINGLE PERSON, by deed from PHILLIPS BUILDERS, INC., of record in Book 7623, page 185, dated July 29, 1988, said Register's Office.

MARGARET BELL BARRETT died testate on or about October 13, 1991, devising said property to POLLY EDENTON by will of record in Docket No. 98115, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Book 6152, page 921, said Register's Office.

POLLY ROPER EDENTON conveyed said property to POLLY ROPER EDENTON AND HUSBAND, RAY QUARLES EDENTON, by Quitclaim Deed of record as Instrument No. 20160713-0071960, dated July 8, 2016, said Register's Office.

RAY QUARLES EDENTON died on or about September 21, 2022, leaving POLLY ROPER EDENTON as the surviving tenant by the entirety. Therese Casler being appointed Conservator of Polly Edenton as evidenced in the Probate Court for Sumner County, Tennessee, Case No. 2021PR-92. Order Approving Contract for Sale of Real Property attached hereto as Exhibit "A".

The said Polly Roper Edenton being one in the same as Polly Edenton.

( ) unimproved
This is (X) improved property known as 116 Dover Court, Goodlettsville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 23rd day of March, 2023 :

Polly Roper Edenton by Therese Casler, conservator

Polly Roper Edenton by Therese Casler, Conservator

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Therese Casler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Conservator of Polly Roper Edenton, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Therese Casler as Conservator.

Witness my/our hand(s) this 23 day of March, 2023.

Notary Public

My Commission Expires: 10/24/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/24/2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/23/23.

Date

Celia Stewart Rouse

Affiant Signature

3/23/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of March, 2023.

Notary's Signature

My Commission Expires: 4/29/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY