NEW OWNER:
KEN GLASKOX
410 AMARILLO DR
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0349

Map & Parcel
07507022700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1000475 **DEEDWARR**
05/08/2023 09 54 05 AM 4 pgs
Fees $23 00 Taxes $608 65

20230508-0033921

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Four Thousand Five Hundred and 00/100 Dollars ($164,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIMBERLY DENISE JOHNS, ADMINISTRATRIX OF THE ESTATE OF CAROLYN SUE INGRAM, KIMBERLY DENISE JOHNS, KEITH ALAN SMITH and CONNIE RENEE HALL,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KEN GLASKOX** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 52A, Plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel Square, Section Two, as shown on plat of the same of record in Plat Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CAROLYN S. INGRAM, by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F. A., dated September 5, 1991, and of record in Book 8441, Page 241, Register's Office for DAVIDSON County, Tennessee. Carolyn S. Ingram a/k/a Carolyn Sue Ingram is now deceased, having died unmarried and intestate on June 21, 2022, in Davidson County, Tennessee For further reference to title, see the Estate of Carolyn Sue Ingram, of record in Docket No. 22P2289, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, whereby her interest in the property herein passed to her only heirs-at-law, her children: Keith Alan Smith, Kimberly Denise Johns, and Connie Renee Hall. For further reference to title, see Affidavit of Heirship, of record in

Instrument No.20230508-0033920, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **813 RACHELS VIEW, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 541, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of April, 2023.

ESTATE OF CAROLYN SUE INGRAM

BY: KIMBERLY DENISE JOHNS, ADMINISTRATRIX

KIMBERLY DENISE JOHNS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIMBERLY DENISE JOHNS, ADMINISTRATRIX OF THE ESTATE OF CAROLYN SUE INGRAM AND KIMBERLY DENISE JOHNS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2023.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

WITNESS MY SIGNATURE hereto this 27th day of April, 2023.

KEITH ALAN SMITH

STATE OF LOUISIANA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KEITH ALAN SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2023.

NOTARY PUBLIC

My commission expires: with Life

ERICKA LINER ID #128457
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF LAFOURCHE
MY COMMISSION IS FOR LIFE

WITNESS MY SIGNATURE hereto this 28 day of April, 2023.

Connie Renee Hall

CONNIE RENEE HALL

STATE OF KENTUCKY
COUNTY OF Breckinridge

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CONNIE RENEE HALL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of April, 2023.

Deanna Smith

NOTARY PUBLIC

My commission expires: 3/10/2027

DEANNA NICOLE SMITH
Commission ID KYNP68701
NOTARY PUBLIC
STATE AT LARGE - KENTUCKY
My Commission Expires, 03/10/2027

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The actual consideration or value, whichever is greater, for this transfer is **$164,500.00.**

Lauren Tomlinson

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2023.

Janel L Johnson

NOTARY PUBLIC

My commission expires: 3/6/27

JANEL L JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY