Karen Johnson Davidson County
Batch# 1021763 DEEDWARR
06/30/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20230630-0050408

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$258,000.00**

Subscribed and sworn to before me this 21st day of June, 2023.

Brooke Hicks — Amanda Aiken
Notary Public **Affiant**
My Commission Expires: 5/9/2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Mesias Carpio **121 Meadow Lake Court** **Hendersonville, TN 37075**	Same as New Owner	**052-08-0-190.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DEBORAH GARDNER, ADMINISTRATOR OF THE ESTATE OF KENNETH R. GARDNER,** have this day bargained and sold, and does hereby transfer and convey unto the said **MESIAS CARPIO, A MARRIED MAN** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Revision to Section Four, Resubdivision of Lots 62-70, Meadow Bend of record in Plat Book 6200, Page 674, 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 Kenneth R. Gardner and wife, Marjorel Gardner by Warranty deed from Kathy Lynn White, formerly known as Kathy Lynn Knight and husband, Mark E. White of record in Book 10495, page 467, Register's Office for Davidson County, Tennessee, dated June 16, 1997 and recorded on June 17, 1997.

Being the same property vested solely in Kenneth Ray Gardner by Final Decree of Divorce filed on July 24, 2006, of record in Docket No. 18991 in the Chancery Court for Robertson County, Tennessee at Springfield.

Said Kenneth Ray Gardner died on February 17, 2020, survived by Deborah Gardner, Tremaine J. Gardner, Kendra Laurel Gardner, Charmel D. Gardner and Kendall Summers. Affidavit of Heirship of record in Instrument No. 20221221-0131882, Register's Office for Davidson County, Tennessee - Affiant is Silas P. Gardner.

See also, Order Approving Purchase and Sale Agreement dated June 9, 2023 in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville – Davidson County (Probate Division) Docket No: 20P902.

Kenneth Ray Gardner and Kenneth R. Gardner are one and the same person.

This improved property known as: 1125 Sioux Terrace, Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 21st day of June, 2023.

Deborah Gardner Administrator

DEBORAH GARDNER, ADMINISTRATOR OF THE ESTATE OF KENNETH R. GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Deborah Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the **The Estate of Kenneth R. Gardner**, and that said Administrator, executed the foregoing Instrument for the purpose therein contained, by personally signing her name in the capacity of the Administrator of the **The Estate of Kenneth R. Gardner**.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of June, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 30, 2023 (date of document).

Affiant Signature

June 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023