State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

Subscribed and sworn to before me a notary public, this 24th day of August, 2023

Notary Public

My commission Expires 5/3/27

MARY HONEYCUTT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT PREPARED BY:
David Rich
Studio Title, Inc
20 Music Circle East
Nashville, TN 37203
File No.: 2023-21

Karen Johnson Davidson County
Batch# 1042897 **DEEDWARR**
08/25/2023 01 36 12 PM 2 pgs
Fees $13 00 Taxes $973 10

20230825-0066646

WARRANTY DEED

Address New Owner(s)	**SEND TAX BILLS TO:**	**MAP/PARCEL IDS:**
DEBRA PEDLEY 708 Blue Brick Place Hermitage, TN 37076	SAME	064-12-0A-708 00 CO

THIS INDENTURE, made and entered into this **24th** day of **August, 2023**, by and between **Edwin Morris Mimms, Jr. and wife Patsy Boyd Mimms, and William Jeffrey Mimms and wife Rachael Turner Mimms**, parties of the first part, and **Debra Pedley**, party of the second part,

WITNESSETH: That for and in consideration of **Two Hundred Sixty-Three Thousand and 00/100 ($263,000.00) Dollars** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage, County of Davidson, state of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 708, on the Plan of Site Plan, Section 2, Fox Run Condominium, of record in Book 5200, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535, page 713, as corrected in Book 5895, page 516, and in Book 5936, page 301, and as amended in Book 6370, page 817, and in Book 8510, page 95, Register's Office.

Being the same property conveyed to BONNIE MIMMS, SINGLE, by deed from RONNIE WOODS, A SINGLE MAN AND KATHY RUSSELL, A SINGLE WOMAN, of record as Instrument No. 20210422-0054250, dated April 16, 2021, said Register's Office.

BONNIE MIMMS, also known as BONNIE GRANT MIMMS, died testate on or about December 5, 2022, devising said property to EDWIN MORRIS MIMMS, JR. AND WILLIAM JEFFERY MIMMS, by will of record in Docket No. 23P95, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference see Quitclaim Deed of record as Instrument No. 20230216-0011138, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written

Edwin Morris Mimms, Jr.

Patsy Boyd Mimms

William Jeffrey Mimms

Rachael Turner Mimms

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edwin Morris Mimms, Jr. and wife Patsy Boyd Mimms,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained

WITNESS my hand and Notarial Seal at office this **24th** day of **August, 2023**

My commission expires. 11/6/24

Notary Public

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Jeffrey Mimms and wife Rachael Turner Mimms,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained

WITNESS my hand and Notarial Seal at office this **24th** day of **August, 2023.**

My commission expires. 5/23/27

Notary Public

MARK W. HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

PROPERTY ADDRESS
708 Blue Brick Place
Hermitage, TN 37076