Karen Johnson Davidson County
Batch# 1104785 DEEDWARR
02/26/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20240226-0012992

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Y-TC-23-3804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Paige Watson	**Same as New Owner**	
(NAME)	(NAME)	**104-01-0-009.00**
806 Olympic Street #506		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **L. THOMAS JOLLEY, ADMINISTRATOR, FOR THE ESTATE OF STEPHEN L. JOLLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY PAIGE WATSON, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, a more particularly described as follows:

Being Lot No. 56 on the Plan of Second Revised Valley View Subdivision, Section One, of record in Plat Book 2331, Page 113, 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 Stephen L. Jolley, unmarried by Warranty Deed from Therese R. Vogel, unmarried of record in Instrument No. 20141211-0113298 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 11, 2014.

Said Stephen L. Jolley died intestate on 4/19/2023. His interest in the property having vested in Larry M. Jolley and Brenda J. Harvey as his sole surviving heirs at law. Further, the decedent's estate having been determined unable to pay its debts without the sale of real property, the aforementioned heirs opened probate and petitioned the Court to bring the subject property into the estate to be sold by the administrator in order to satisfy the debts of the Estate.

Pursuant to "Order Approving Sale of Real Property" and "Agreed Order to Bring Real Property Into Estate To Be Sold By Adminstrator" in Docket No 23P959 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, the Estate of Stephen L. Jolley hereby conveys the subject property to the above referenced Grantee(s).

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 113, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2446, Page 146, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3804 Lookout Drive, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 16th DAY OF FEBRUARY, 2024.

The Estate of Stephen L. Jolley

BY: L Thomas Jolley

L. Thomas Jolley
Administrator

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. THOMAS JOLLEY, ADMINISTRATOR for the ESTATE OF STEPHEN L. JOLLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of February, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 19, 2024** (date of document).

Affiant Signature

February 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of February, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25