Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-1R-24918

Name and Address of New Owner:
Cason Hayes
1314 Ridge Circle
Joelton, TN 37040

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1155732 DEEDWARR
07/09/2024 12:34:51 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20240709-0051372

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 105-01-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Johnetta Edmondson Thomas, Anita Edmondson Fitzgerald, Angela Edmondson Henry, Janet Edmondson, and Tracey M. Edmondson** (WOODS), "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cason Hayes,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 72 on the Plan of B. F. Shields Heirs Tract, as of record in Book 57, Page 31, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Addie Mae Craig by Warranty Deed from George Gianikas and Ted C. Mooney dated September 8, 1970 and recorded September 9, 1970 in Book 4444, Page 275, Register's Office of Davidson County, Tennessee.

Addie Mae Craig died testate on July 7th, 1987; her Last Will and Testament having been placed of record in Book 7847, Page 612, said Register's Office.

The said Last Will and Testament having subsequently been admitted to probate for the limited purpose of establishing Muniment of Title. Title to the subject property having therefore vested at Addie Mae Craig's death in Dorothy Craig Miller, Trustee pursuant to "Order Establishing Muniment of Title" of record in The Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division.

Being the same property conveyed to Johnetta Edmondson Thomas, Anita Edmondson Fitzgerald, Angela Edmondson, Janet Edmondson, and Tracey M. Edmondson by Quitclaim Deed from Dorothy Craig Miller, Trustee dated April 30, 1993 in Book 8934, Page 228, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 918 15th Ave South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2024.

(SEAL)
Johnetta Edmondson Thomas

(SEAL)
Anita Edmondson Fitzgerald

(SEAL)
Angela Edmondson Henry

(SEAL)
Janet Edmondson

(SEAL)
Tracey M. Edmondson Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2024, before me personally appeared Johnetta Edmondson Thomas, Anita Edmondson Fitzgerald, Angela Edmondson Henry, Janet Edmondson and Tracey M. Edmondson Woods, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (persons') free act and deed.

GREG PARRETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Witness my hand, at office, this 2nd day of July, 2024.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 2024.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Signature
My commission expires: 05/08/28