Karen Johnson Davidson County
Batch# 1197677 DEEDWARR
10/24/2024 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20241024-0082777

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	**STATE OF Tennessee** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**. **Affiant** Subscribed and sworn to before me, this **15th day of October, 2024**. **Notary Public** **My commission expires:** 11/2/2026

WARRANTY DEED

Address of New Owner(s) as follows: **Kiley Clark** **242 Edgemeade Drive** **Madison, TN 37115**	Send Tax Bills To: **New Owner**	Map-Parcel Numbers: **034 13 0 237.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Daniel Dean Valle, Executor and Heir and Mary Luanne Valle, Heir of the Estate of Mary Jo Puryear Valle** , Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Kiley Clark**, Grantee(s) herein, its successors and assigns, certain real estate in Lauderdale County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Resubdivision of EDGEMEADE FARM as of record in Plat Book 3600, Page 69, in the Register's Office for said County.

Said Lot No. 20 fronts 57 feet on the Southerly margin of Edgemeade Drive and extends back 125 feet on the Westerly line and 113.6 feet on the Easterly line to a line in the rear measuring 45.4 feet thereon.

Being the same property conveyed to Delbert L. Valle and Wife, Mary Jo Valle, by Warranty Deed from Gary Richard Nelson, unmarried, of record in Book 5228, Page 508, in the Register's Office of Davidson County, Tennessee, dated November 29, 1977 and recorded on December 01, 1977. The said Delbert L. Valle died on February 07, 2002, then Mary Jo Valle died July 05, 2022, testate, devising subject property to Heirs and Devisees of Mary Jo Valle. See Probate Case 22P-1589, Davidson County Probate Court.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **242 Edgemeade Drive, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 10th **day of October, 2024.**

Mary Luanne Valle

Mary Luanne Valle

State of TENNESSEE
County of SUMNER

On this 10th **day of October, 2024, before me personally appeared Mary Luanne Valle, 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 (or persons') free act and deed.**

Witness my hand, at office, this 10th **day of October, 2024.**

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Signature
My commission expires:

Witness my/our hand(s) this 14th day of October, 2024.

Estate of Mary Jo Puryear Valle

Daniel Dean Valle, Executor

Daniel Dean Valle, Executor

Daniel Dean Valle, individually

State of MARYLAND

County of Montgomery

On this 14th **day of October, 2024, before me personally appeared Daniel Dean Valle, Executor and Heir of the Estate of Mary Jo Puryear Valle, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Executor and Heir of the Estate of Mary Jo Puryear Valle, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the estate by the said Daniel Dean Valle, Executor and Heir of the Estate of Mary Jo Puryear Valle.**

Witness my hand, at office, this 14th **day of October, 2024.**

Notary Signature

My commission expires: 09/24/2025

ROSARIO DIAZ GONZALEZ
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
MY COMMISSION EXPIRES SEPTEMBER 24, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/18/2024 (date of document).

Affiant Signature

10/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

