Record & Return
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
383 East Main Street. Ste 110
Hendersonville, TN 37075
24-0252

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Donna K. Crowley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of October, 2024

Kim Graves
Notary Public

Commission Expires: 8-1-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edwin G. Crowley & Donna K. Crowley 102 Tattnall Ct Gallatin, TN 37066	New Owners	044-14-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sharon Crague, Executrix of the Estate of Audrey Jean Howell Kelly Estate

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edwin G. Crowley, and Donna K. Crowley, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 93 on the plan of Rolling Green Subdivision, Section 1, as of record in Book 1424, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 90 feet on the westerly side of Fowler Street and runs back 238.1 feet on the northerly line and 236 feet on the southerly line, measuring 90 feet thereon.

BEING the same property conveyed to Audrey Jean Howell Kelly by Quitclaim Deed from Charles Robert Kelly, dated 6/16/2001 and recorded 7/19/2001 in Instrument No. 20010719-0076500; and the same property previously conveyed to Charles R. Kelly, unmarried, by Warranty Deed from Eunice Jones and wife, Lucille Jones, dated 2/19/1993 and recorded 2/22/1993 in Book 8870, Page 216, Register's Office for Davidson County, Tennessee.

The said Audrey Jean Howell Kelly died testate on January 3, 2024. According to Order to Probate filed 5/20/2024 in Docket No. 24P-818 in the Seventh Circuit Court for Davidson County, Tennessee, Sharon Crague was appointed as Executrix.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 704 Fowler Street Old Hickory, TN 37138

Karen Johnson
Batch # 1198617
10/30/2024 10:44:48 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20241030-0083446

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of October, 2024.

Estate of Audrey Jean Howell Kelly

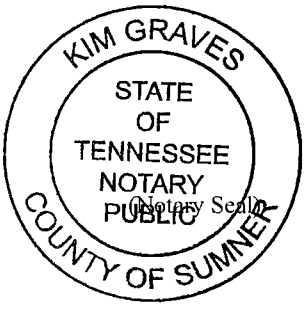
Sharon Crague

By: Sharon Crague, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Crague, Executrix of the Estate of Audrey Jean Howell Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of October, 2024.



(Notary Seal)

Kim Graves

Notary Public
My Commission Expires: 8-1-28