Karen Johnson Davidson County
Batch# 1208612 DEEDWARR
11/26/2024 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20241126-0092533

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner Rutherford

Actual consideration or value, whichever is greater, is $430,000.00.

Affiant

Subscribed and sworn before me this the 26 day of November, 2024.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Krista M. Glover	~~First~~ National Bank, @	033-11-0 016.00
208 Edgebrook	322 N Front Street	
Goodlettsville, TN 37072	Murfreesboro, TN 37130	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA ELAINE PERRYMAN KIMSEY A/K/A BARBARA ELAINE COKER, AND FREDERICK MARK PERRYMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTA M. GLOVER, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for said County.

Beginning at a point in the northwesterly margin of Spero Road, the common corner of Lots 31 and 30; thence with the line between said lots, northwestwardly 284 feet to a point; thence southwestwardly 145.9 feet to a point in the northeasterly margin of Edgebrook Road; thence with the margin of the same, southeastwardly 254.34 feet to a point, the beginning of a curve; thence eastwardly around said curve 39.27 feet to a point in the northwesterly margin of Spero Road; thence with the margin of the same, northeastwardly 119 feet to the point of beginning.

Being the same property conveyed to Freeman F. Perryman, Jr. and wife, Ann D. Perryman, by deed dated 08/08/1966, from Gene Kincheloe and wife, Barbara Kincheloe, of record in Book 4046, page 339, Register's Office for said County.

The said Freeman F. Perryman, Jr and wife, Anne Davidson Perryman now being deceased. The said Anne Davidson Perryman having predeceased Freeman F. Perryman, Jr. on October 24, 2011. The said Freeman F. Perryman, Jr. having since died on August 28, 2023 testate. Said Last Will and Testament having been probated in the Davidson County Probate Court and further referenced by Docket No. 23P2132 Said His Last Will and Testament devised the above described real property to Grantors as residuary beneficiaries.

ADD DETAILS OF DEATHS AND RESULTING VESTING

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 208 Edgebrook, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of November, 2024.

Barbara Elaine Perryman Kimsey a/k/a Barbara Elaine Coker

Frederick Mark Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Elaine Perryman Kimsey a/k/a Barbara Elaine Coker and Frederick Mark Perryman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2024.

My commission expires:
7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/24/24 (date of document).

Jennifer M Russell
Affiant Signature

11/26/24
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: ~~10/21/2024~~ ~~2028~~ 10/24/2028

NOTARY'S SEAL

