Karen Johnson
Batch # 1231296
01/29/2025 10 29 35 AM
Fees $28 00 Taxes $814 00
Davidson County
DEEDWARRSP
5 pgs
20250129-0006838

FROM: HEIRS AT LAW OF CAROLYN SUE MARLIN, Deceased

TO: MM Investments, LLC

This instrument prepared by:
Larry D. Craig, Attorney at Law
P. O. Box 774
Kingston Springs, Tennessee 37082
Upon Information Furnished By The Parties

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.**
MM Investments, LLC **56100 Alden Drive** **Smyrna, TN 37167**	**New Owner-Same**	**076-058-0 057.00**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

M. Shael Kelly
AFFIANT

LILLY BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of January, 2025.

NOTARY PUBLIC
My Commission Expires: 03/16/26

-SPECIAL WARRANTY DEED-

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Heirs at Law of Carolyn Sue Marlin, Deceased, namely: Wendell F. Edwards, Sr., Kenneth Edwards, Kari Edwards Kotar, Charles Randall Rowlett, James Jeffrey Edwards, and Jennifer Lee Thompson,** respectively, and as applicable, by and through Wendell F. Edwards, as Attorney-in-Fact, and as hereinafter stated, and called the GRANTORS, who have bargained and sold, and by these presents do transfer and convey **unto MM Investments, LLC,** a domestic Tennessee Limited Liability Company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of improved land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 52 on the Plan of Hidden Hill, of record in Plan Book 4860, Page 43, 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 William J. Marlin, Jr. and wife, Carolyn S. Marlin by Warranty Deed from Larry Jones and Gloria A. Jones, his wife, and D/B/A Regency Homes of record in Book 5265, Page 522, Register's Office for Davidson County, Tennessee, dated March 24, 1978 and recorded on March 27, 1978.

This is not the principal place of residence of the Grantors and the Property is unoccupied and not subject to any leaseholds.

The said William J. Marlin, Jr. having since died on April 20, 1999, survived by his wife, the said Carolyn S. Marlin, also known as Carolyn Sue Marlin, and title to the Property vested into her as the surviving tenant by the entirety by operation of law. Carolyn Sue Marlin remained a widow and unmarried person until the date of her death on June 14, 2024 and had no children born to her. Hereinafter, Carolyn Sue Marlin is referred to as the "Decedent". Decedent had no Last Will and Testament and an intestate estate was opened for probate administration in the Seventh Circuit Court for Davidson County, Tennessee, under No. 24P-1434. By Order entered on August 1, 2024 of said Court, Wendell F. Edwards, Sr. was appointed as the Personal Representative to administer the affairs of the decedent which includes the Property and was granted Letters of Administration. The probate Petition filed sets out the heirs at law of the Decedent who are the Grantors above. Their degree of kinship to the Decedent and matters for descent and distribution, intestate succession for the predeceased siblings and lineal descent are also set out. The first publication of Notice to Creditors occurred on October 9, 2024.

In support of the foregoing statements and for determination of those persons legally entitled to any part of the Decedent's estate on her date of death, certain Affidavits of Heirship, pursuant to statute, have been filed and are as follows: (1) the affidavit of heirship/inheritance made by Anita E. Edwards was obtained and has been recorded in Instrument No. 20241213-0096886, Register's Office for Davidson County, Tennessee; and (2) the affidavit of heirship/inheritance made by Wendell F. Edwards, Sr. was obtained and has been recorded in Instrument No. 20241213-0096885, Register's Office for Davidson County, Tennessee, both of which reference to is hereby made and have been relied upon.

Wendell F. Edwards, Sr. executes this Special Warranty Deed not only as an heir at law of his deceased sister, as set out above, but also in his representative fiduciary capacity by having been appointed and serving as the Personal Representative of the Estate of Carolyn Sue Marlin.

Further, the Grantors, Kenneth Edwards, Kari Edwards Kotar, Charles Randall Rowlett, James Jeffrey Jones and Jennifer Lee Thompson, being all of the heirs at law of the Decedent, have each executed Limited Powers of Attorney, durable in nature, naming and appointing Wendell F. Edwards, Sr. as their lawful Attorney-in-Fact to execute this instrument to convey each named person's respective interest, to wit:
Power of Attorney by Kenneth Edwards of record in Instrument No. 20250129000683 3, RODC, TN.
Power of Attorney by Kari Edwards Kotar of record in Instrument No. 20250129000683 4, RODC, TN.
Power of Attorney by Charles Randall Rowlett of record in Instrument No. 20250129000683 5, RODC, TN.
Power of Attorney by James Jeffrey Jones of record in Instrument No. 20250129000683 6, RODC,TN.
Power of Attorney by Jennifer Lee Thompson of record in Instrument No. 20250129000683 7, RODC, TN.

TO HAVE AND TO HOLD THE PROPERTY, subject to the Permitted Exceptions, as set forth on Exhibit "A" hereto, together with any and all of the rights and appurtenances thereto in anywise belonging to the Grantors, unto the Grantee, its legal representatives, successors and assigns in fee simple.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the Grantee, its legal representatives, successors and assigns, against the claims of all persons whomsoever claiming by, through or under the Grantors, except for those matters referenced herein, but not further or otherwise.

This is improved residential property, commonly known and referred to per the current Metropolitan Assessment Data as: **209 Shadowlawn Court, Hermitage, Davidson County, Tennessee 37076.**

[Date, Signatures and Notary Acknowledgment Follow on Pages that Follow]

All Dated On: January 9, 2025.

WENDELL F. EDWARDS, Sr.

WENDELL F. EDWARDS, Sr.,
Personal Representative of the Estate of
Carolyn Sue Marlin, Deceased

KENNETH EDWARDS

By: Wendell F. Edwards, Sr., Attorney-in-Fact for Kenneth Edwards
Wendell F. Edwards, Sr., Attorney-in-Fact for
Kenneth Edwards

KARI EDWARDS KOTAR

By: Wendell F. Edwards, Sr., Attorney-in-Fact for Kari Edwards Kotar
Wendell F. Edwards, Sr., Attorney-in-Fact for
Kari Edwards Kotar

CHARLES RANDALL ROWLETT

By: Wendell F. Edwards, Sr., Attorney-in-Fact for Charles Randall Rowlett
Wendell F. Edwards, Sr., Attorney-in-Fact for
Charles Randall Rowlett

JAMES JEFFREY JONES

By: Wendell F. Edwards, Sr., Attorney-in-Fact for James Jeffrey Jones
Wendell F. Edwards, Sr., Attorney-in-Fact for
James Jeffrey Jones

JENNIFER LEE THOMPSON

By: Wendell F. Edwards, Sr., Attorney-in-Fact for Jennifer Lee Thompson
Wendell F. Edwards, Sr., Attorney-in-Fact for
Jennifer Lee Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, Wendell F. Edwards, Sr., with whom I am personally acquainted) or proved to me on the basis of satisfactory evidence), individually, and in his fiduciary capacity as the Personal Representative for the Estate of Carolyn Sue Marlin, Deceased, and who did personally acknowledge that he is the Attorney-in-Fact for Kenneth Edwards, Kari Edwards Kotar, Charles Randall Rowlett, James Jeffrey Edwards and Jennifer Lee Thompson, the within named bargainors, and who further acknowledged that such person as the Attorney-in-Fact, being authorized to act for and in their behalf, executed this instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 9th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 03/16/26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Exhibit "A"

Permitted Exceptions

1. Remaining unpaid Metropolitan Government taxes for 2024, a lien, due and payable, are this day being paid from closing. 2025 Metropolitan Government taxes being a lien, but not yet due and payable have been prorated as of the date of closing and the Grantee shall be responsible for payment of the entire tax bill when such becomes due and payable.

2. Subject to all matters set forth on the Plan of record in Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters that an accurate and complete land survey might or would disclose.