Karen Johnson Davidson County
Batch# 1468089 DEEDWARR
09/03/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $956.45
20260903-0082141

Name and Address of New Owner:
Jeremy Ledford and Courtney Ledford
207 Pond Road
Cottontown, TN 37048

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
033 12 0 092.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila M. Carroll, Administratrix of The Estate of Noble Russell Carroll**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jeremy Ledford and Courtney Ledford, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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. 48 on the Plan of GATEWAY SECTION 1, of record in Book 3300, Pages 39 and 40, Register's Office for said County.

Said Lot No. 48 fronts 88.0 feet on the Southerly margin of Friendship Drive and extends back 186.8 feet on the Westerly line and 182.7 feet on the Easterly line to a dead line in the rear, measuring 44.0 feet thereon.

Being the same property conveyed to Noble Carroll, an unmarried man, by Warranty Deed from Bill R. Davis, an unmarried man, of record in Instrument No. 20110524-0039625, in the Register's Office of Davidson County, Tennessee, dated May 20, 2011 and recorded on May 24, 2011. The said Noble Carroll died intestate on April 8, 2013, and pursuant to Order Appointing Administratrix of the Estate of Noble Russell Carroll (AKA Noble Carroll), in the Probate Court of Sumner County, Tennessee, the Administratrix of said estate was given the authority to sell the subject property without the joinder of the devisees. Sheila M. Carroll was appointed Administratrix of the Estate of Noble Russell Carroll as evidenced by Letters of Administration issued by the County Clerk of Sumner County, Tennessee, dated April 15, 2026.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 210 Friendship Drive, 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 GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 26 day of August, 2026.

The Estate of Noble Russell Carroll

By: _____
Sheila M. Carroll, Administratrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26 day of August, 2026, before me personally appeared Sheila M. Carroll, Administratrix of The Estate of Noble Russell Carroll, 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 26 day of August, 2026.

_____
Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $258,500.00.

_____
Affiant Signature

Subscribed and sworn to before me, this the 26 day of August, 2026.

_____
Notary Public
My Commission Expires: 5/20/29

ASHLEY ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **8/26/26**.

Date

Affiant Signature

9/1/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **1st** day of **August**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

