11896 A

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr.
Suite 104
Franklin, TN 37067

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

WARRANTY DEED

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Bockman	new owner	53-8-43 & 44
(NAME)	(NAME)	
1598 Guill Road		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine Frogge, Executor for the Estate of James G. Frogge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman,** 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. 23 and the northerly 19 feet of Lot 22 of Block 2 on the Plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County.

Said Lot No. 23 and said part of Lot 22 adjoin and front together 69 feet on the westerly side of 24th Street and extend back between parallel lines 144 feet to an alley.

Being the same property conveyed to James G. Frogge, by deed of record in Book 9588 , Page 731 , Register's Office for Davidson County, Tennessee. James G. Frogge having since died intestate leaving Katherine Frogge as Executor to sell subject property reference Order to Sale Real Estate Probate Court of Wilson County Probate No. 2017PR21, also attached as exhibit B.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 105 A & B 24th Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170061673 DEEDWARR
Recvd: 07/19/17 10:41 4 pgs
Fees:23.00 Taxes:499.50
20170719-0072702

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 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 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 hands this 18th day of July, 2017.

Katherine Frogge, Executor

State of Tennessee
County of Williamson

On this the 18th day of July, 2017, before me, personally appeared Katherine Frogge as Executor of the Estate for James G. Frogge, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be her free act and deed

WITNESS my hand and seal this 18th day of July, 2017.

Notary Public
My Commission Expires:

File No.: 11896 A

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Exhibit B

LODGED

JUN 09 2017

ENTERED
AT 9:35 A M
JUN 21 2017

IN THE PROBATE COURT OF WILSON COUNTY, TENNESSEE
AT LEBANON, TENNESSEE

KATHERINE FROGGE,
EXECUTOR FOR THE ESTATE OF JAME G. FROGGE
Plaintiff

v.

KATHERINE FROGGE,
INDIVIDUALLY (as surviving spouse
and sole remaining heir at law)
Defendant

IN THE MATTER OF:
THE ESTATE OF JAMES G. FROGGE, DECEASED
KATHERINE FROGGE,
Executor

No. 2017PR21

ORDER TO SELL REAL ESTATE AND PAY DEBTS

Based on an examination of the Complaint, the affidavits filed by all Defendants and statements in open court on June 21, 2017, the Court finds the following:

A. The defendant has waived notice of this proceeding;

B. The debts of the decendent exceed the value of the personal property of the decedent available to pay them;

C. The real estate of the decedent which passed to the defendants is the only asset available to pay the creditors; and

D. The relief requested by the Plaintiff should be granted.

1. The following debts of the decedent are to be paid from the proceeds of the sale of decedent's real estate:

Pinnacle National	$123,000 (approximate)
Davidson County Trustee	$ 2,900 (approximate)
Internal Revenue Service	balance of proceeds not to exceed $200,000
APPROXIMATE TOTAL DEBT	$135,000

2. The following described parcel or parcels of real estate owned by the decedent are to be sold:

   Real estate at 105 24th Street, Old Hickory, Davidson County, Tennessee comprised of .23 acres and improvements thereon.

3. Attachment issue for the parcel or parcels of real estate described in Paragraph 2;

4. The plaintiff is authorized to sell the subject property to a willing buyer at $135,000.00;

5. The plaintiff will apply the net proceeds of such sale to the payment of debts of the decedent.

Entered June 21, 2017.

Judge

APPROVED FOR ENTRY:

Ted A. Burkhalter, Attorney at Law (BPR # 10397)
Attorney for Plaintiff
P. O. Box 40948
Nashville, TN 37204
615-292-3007