Bill Garrett Davidson County
Batch# 134863 DEEDWARR
08/29/2018 10:12:50 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180829-0085608

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2018.

Notary Public

My commission expires: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Alise Flom		**171-03-0B-004.00 CO**
317 Culpepper Court	New Owner	
Brentwood, TN 37027		

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, WE,

June Weaver Curtis also known as Carolyn June Curtis and Tracy Abbasi also known as Tracy J. Abbasi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Alise Flom and Jordan Leigh Flom, Wife and husband

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. 280, on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and amended in Book 7900, Page 961, Register's Office for said County.

Said Lot No. 280 fronts 76.78 feet on the broken northwesterly margin of Culpepper Court and extends back 119.86 feet on the southwesterly line and 102.88 feet on the northeasterly line to a broken line in the rear, measuring 76.58 feet thereon.

Being the same property conveyed to MARGARET E. JACOBS, WANDA FAY JOHNSON, AND CAROLYN JUNE CURTIS, by deed from WILLIAM E. PATE AND SPOUSE, JANE PATE, of record in Book 11301, page 512, dated January 19, 1999, said Register's Office. WANDA FAY JOHNSON having since died testate on or about October 20, 2000. Pursuant to the Last Will and Testament of Wanda Weaver Johnson, said property was devised to TRACY J. ABBASI AND WILLIAM CARL JOHNSON, JR., of record in Instrument No. 20150716-0069329, said Register's Office. See also Order of Probate of Muniment of Title of record in Instrument No. 20150716-0069329, said Register's Office. WILLIAM CARL JOHNSON, JR., having died on or about July 4, 2009, and his interest in said real property passed to WILLIAM CARL JOHNSON, SR. pursuant to intestate succession. Please see Affidavit of Heirship of record in Instrument Number 20180829-0085606. WILLIAM CARL JOHNSON, SR., having since died testate on or about September 8, 2015, pursuant to his Last Will and Testament, said property was devised to TRACY J. ABASSI, of record in Will Book 2015, Page 1352, Probate Court for Sumner County, Tennessee. MARGARET ELIZABETH LISH JACOBS, having since died testate on or about February 20, 2018, pursuant to the Last Will and Testament of MARGARET ELIZABETH LISH JACOBS, in The Seventh Circuit Court for the Twentieth Judical District of Tennessee at Nashville, Probate Division, Case No.18P1256, said property was devised to JUNE WEAVER CURTIS.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **317 Culpepper Court, Brentwood, TN 37027**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 27th day of August, 2018.

June Weaver Curtis / Carolyn June Curtis

June Weaver Curtis aka Carolyn June Curtis

Tracy J. Abbasi By: Melanie Swindle, Attorney-in-Fact

Tracy Abbasi aka Tracy J. Abbasi by Melanie Swindle, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **June Weaver Curtis aka Carolyn June Curtis**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~she/he/they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **August, 2018.**

Kim Sewell

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Melanie Swindle, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Tracy J. Abbasi, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tracy J. Abbasi, the within named bargainor by the said Melanie Swindle, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 27th day of August, 2018.

Kim Sewell

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY