Karen Johnson Davidson County
Batch# 239416 DEEDWARR
06/05/2019 02:07:30 PM 12 pgs
Fees: $63.00 Taxes: $828.80
20190605-0053848

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0788

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee of The 1410 Janie Ave Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	072-04-0-256.00

WARRANTY DEED

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, I/WE,

Lloyd Fry, Kim Copeland, George Fry, Tina Fry, Vicky Denney, Lisa Blackburn, Tracy Lineberger, Norma Evelyn Fry, Floyd E. Fry and Judy DePriest, Heirs to the Estate of Floyd M. Fry

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 1410 Janie Ave Trust

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 18 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County

Said part of Lot No. 18 fronts 50 feet on the Southwesterly side of Janie Avenue and runs back between parallel Lines 175 feet to a dead line.

Being the same property conveyed to Floyd M. Fry and wife, Cora H. Fry by Warranty Deed from Bertha Cantrell of record in Book 3933, Page 348, Register's Office for Davidson County, Tennessee, dated September 08, 1965 and recorded on September 09, 1965. (Value or consideration shown in aforementioned deed $10,250.00.)

Cora H. Fry died January 23, 1990, leaving Floyd M. Fry surviving tenant by the entirety. Floyd M. Fry died intestate April 30, 2018, Estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 18P-1359, leaving Lloyd Fry, Kim Copeland, George Fry, Tina Fry, Vicky Denney, Lisa Blackburn, Tracy Lineberger, Norma Evelyn Fry, Floyd E. Fry and Judy DePriest, surviving, as his sole heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1410 Janie Avenue, Nashville, TN 37216.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of May, 2019.

Estate of Floyd Fry

Norma Evelyn Fry by Teresa A. Diamante, her attorney in fact

Norma Evelyn Fry, by Teresa A. Diamante, her attorney in fact

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Teresa A. Diamante, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Norma Evelyn Fry and that he/she is authorized by Norma Evelyn Fry, to execute this instrument on his/her behalf.

Power of Attorney of record in Instrument Number 20190325-0026829, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 28th day of May, 2019.

Keishawna Bean

Notary Public

My Commission Expires: 02/13/2020

(Notary Seal)

Keishawna Bean
Notary Public
Montgomery County
Maryland
My Commission Expires February 13, 2020

Estate of Floyd Fry

Lloyd Fry by Tracy Lineberger his attorney in fact

Lloyd Fry, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Lloyd Fry and that he/she is authorized by Lloyd Fry, to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number _201906050053840 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

Notary Public

My Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Estate of Floyd Fry

Kim Copeland by Tracy Lineberger his attorney in fact

Kim Copeland, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Kim Copeland and that he/she is authorized by Kim Copeland to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053841 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.



Notary Public

My Commission Expires: 1/19/22

Estate of Floyd Fry

George Fry by Tracy Lineberger his attorney in fact

George Fry, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for George Fry and that he/she is authorized by George Fry to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053842 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 1/19/22

Estate of Floyd Fry

Tina Fry by Tracy Lineberger his attorney in fact

Tina Fry, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Tina Fry and that he/she is authorized by Tina Fry to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053843 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 1/19/22

Estate of Floyd Fry

Vicky Denney by Tracy Lineberger his attorney in fact

Vicky Denney, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Vicky Denney and that he/she is authorized by Vicky Denney to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053844 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

Notary Public

My Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Estate of Floyd Fry

Lisa Blackburn by Tracy Lineberger her attorney in fact

Lisa Blackburn, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Lisa Blackburn and that he/she is authorized by Lisa Blackburn to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053845 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

Notary Public

My Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Estate of Floyd Fry

Floyd E. Fry by Tracy Lineberger his attorney in fact

Floyd E. Fry, by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Floyd E. Fry and that he/she is authorized by Floyd E. Fry to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053846 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

Notary Public

My Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Estate of Floyd Fry

Judy DePriest by Tracy Lineberger his attorney in fact

Judy DePriest by Tracy Lineberger, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she executed the within instrument for the purposed therein contained, and who further acknowledged that he/she is the attorney in fact for Judy DePriest and that he/she is authorized by Judy DePriest to execute this instrument on his/her behalf.

Power of attorney of record in Instrument Number 201906050053847 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 30 day of May, 2019.

Notary Public

My Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Estate of Floyd Fry

Tracey Lineberger

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Lineberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at this 30 day of May, 2019.

Notary Public

My Commission Expires: 1/19/22

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)