Karen Johnson Davidson County
Batch# 313019 DEEDWARR
11/08/2019 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20191108-0115390

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9453-7

ADDRESS NEW OWNER:
G-Team Real Estate Holdings
121 Public Square
Lebanon, TN 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Freedom Bank
1620 West Main Street
Lebanon, TN 37087

Parcel ID:
061-03-0-087
061-03-0-086
061-03-0-085

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 considerations, the receipt of which is hereby acknowledged, **Donna Ann Bates, Executrix of the Estate of Donald Wayne Tuck,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **G-Team Real Estate Holdings, a Tennessee general partnership**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Bradford Heights Subdivision as of record in Book 1835, Page 84, Register's Office for said County.

Said Lot No. 7 fronts 75 feet on the South side of Joyce Lane and runs back between parallel lines 160.4 feet to a dead line.

Being the same property conveyed to Donald Wayne Tuck and Dora Tuck, husband and wife, by deed from Leona Katherine Yarborough Baucom (also known as Katherine Leona Yarborough Baucom) and Martha B. Tuck dated November 10, 2006, and of record as Instrument Number 20061117-0142979, Register's Office for Davidson County, Tennessee. Dora Tuck died on July 29, 2014, leaving Donald Wayne Tuck as the surviving tenant by the entirety. Donald Wayne Tuck died on July 10, 2019. Pursuant to his will, of record in Docket No. 19P1510, Office of the Clerk of the Seventh Curcuit Court for Davidson County, Tennessee, Probate Division, Donna Ann Bates is the executrix of his estate and is authorized to convey the property.

AND

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

Being Lot No. 8 on the Map of Bradford Heights Subdivision, as of record in Book 1835, Page 84, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description.

Being the same property conveyed to Donald Wayne Tuck and wife, Dora A. Tuck, by deed from Leona Katherine Yarborough Baucom (also known as Katherine Leona Yarborough Baucom) and Martha B. Tuck dated October 26, 2009 and of

record as Instrument No. 20091028-0099523, Register's Office for Davidson County, Tennessee. Dora A. Tuck died on July 29, 2014, leaving Donald Wayne Tuck as the surviving tenant by the entirety. Donald Wayne Tuck died on July 10, 2019. Pursuant to his will, of record in Docket No. 19P1510, Office of the Clerk of the Seventh Curcuit Court for Davidson County, Tennessee, Probate Division, Donna Ann Bates is the executrix of his estate and is authorized to convey the property.

This is improved property known as 1006 Joyce Lane and 1008 Joyce Lane, Nashville, TN 37216. Possession is to be given on November 7, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTOR do covenant with the said GRANTEE that they is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR do further covenant and bind herself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 7th day of November, 2019.

Donna Ann Bates, Executrix of the Estate of
Donald Wayne Tuck

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna Ann Bates, Executrix of the Estate of Donald Wayne Tuck,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$325,000.00**.

AFFIANT

Subscribed and sworn to before me on this 7th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2.4.20