Karen Johnson Davidson County
Batch# 405780 DEEDWARRSP
05/26/2020 02:13:30 PM 5 pgs
Fees: $28.00 Taxes: $92.50
20200526-0054088

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $25,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2020. Notary Public My commission expires:

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James R. Smith and Betty G. Smith 2735 Larmon Avenue Nashville, TN 37204	SAME	11807001600

EXECUTOR'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the

receipt of which is hereby acknowledged, **JAMES THOMAS BOLLES III, EXECUTOR OF THE ESTATE OF JAMES THOMAS BOLLES, JR.**, who died on October 31, 2019 and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 19P2254 ("Grantor"), in connection with the distribution of the estate of James Thomas Bolles, Jr. pursuant to his will which has been duly admitted to probate and is of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 19P2254, has bargained and sold and by these presents does transfer and convey unto **JAMES R. SMITH** and **BETTY G. SMITH**, husband and wife (collectively, "Grantees"), their heirs, and their assigns, effective as of the 20th day of May, 2020 (the "Effective Date"), that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 56, as shown on the map entitled Plan of Berrywood, of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof conveyed to the State of Tennessee and described in the deed of record in Book 4364, page 192, Register's Office for Davidson County, Tennessee.
>
> Being the same property (subject to the above conveyance to the State of Tennessee) conveyed to James Thomas Bolles, Jr. and wife, Betty B. Bolles, by deed from James Thomas Bolles, Jr., of record as Instrument No. 20110304-0017376, Register's Office for Davidson County, Tennessee. The said Betty B. Bolles since died on May 1, 2018, leaving James Thomas Bolles, Jr. as the surviving tenant by the entirety. The said James Thomas Bolles, Jr. since died testate on October 31, 2019. Pursuant to the will of James Thomas Bolles, Jr., which has been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 19P2254, James Thomas Bolles III has been appointed Executor of the Estate of James Thomas Bolles, Jr., with full power to sell said property. J. Thomas Bolles and James Thomas Bolles, Jr. are one and the same person.

This is unimproved property known as 2729 Larmon Avenue, Nashville, TN 37204.

This conveyance is made subject to the following matters:

1. Real estate property taxes for the year 2020 and subsequent years, which have been prorated and assumed by Grantees; and

2. Matters shown on the Plan of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee.

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 their assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, his successors, his representatives, and his assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

James Thomas Bolles III, Executor of the
James Thomas Bolles III, Executor of the Estate of James Thomas Bolles, Jr. Estate of James Thomas Bolles Jr.

STATE OF TENNESSEE .)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES THOMAS BOLLES III, EXECUTOR OF THE ESTATE OF JAMES THOMAS BOLLES, JR.**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of May, 2020.

Jodie D Pelley
Notary Public

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Linda Turner Ray a notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal:

LINDA TURNER RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Exp. SEPT 7, 2021