Karen Johnson Davidson County
Batch# 507588 DEEDWARR
11/03/2020 07:59:30 AM 4 pgs
Fees: $23.00 Taxes: $971.25
20201103-0128131

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Fernando Toc Catalan and Merlyn Fuentes 1317 Springfield Highway Goodlettsville, Tennessee 37072	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37219	012-02-0-001.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS SCOTT WINFREY AND KRISTI LEIGH KRAUS, CO-EXECUTORS OF THE ESTATE OF BOBBY EUGENE WINFREY,** have this day bargained and sold, and do hereby transfer and convey unto the said **FERNANDO TOC CATALAN AND MERLYN FUENTES, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Section One, Grizzard Manor, of record in Book 4300, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BOBBY E. WINFREY AND WIFE, LINDA F. WINFREY, by deed from HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, of record in Book 5130, Page 916, dated April 1, 1977, said Register's Office.

LINDA F. WINFREY died on or about March 4, 2017, leaving BOBBY E. WINFREY as the surviving tenant by the entirety.

BOBBY E. WINFREY died testate on or about May 27, 2019. Pursuant to the terms of his will of record in Docket No. 19P1118, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be sold by DENNIS SCOTT WINFREY AND KRISTI LEIGH KRAUS, CO-EXECUTORS OF THE ESTATE OF BOBBY EUGENE WINFREY. The said Kristi Leigh Kraus is one and the same person as Kristi Leigh Howard as identified in the Last Will and Testament of Bobby E. Winfrey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$262,500.00**.
Subscribed and sworn to before me
this 30th day of October, 2020.
My Commission Expires: 12/23/2020

x _____
Affiant

_____
Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 1317 Springfield Highway, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of October, 2020.

x _____
DENNIS SCOTT WINFREY, Co-Executor
of the Estate of Bobby Eugene Winfrey

x _____
KRISTI LEIGH KRAUS, Co-Executor
of the Estate of Bobby Eugene Winfrey

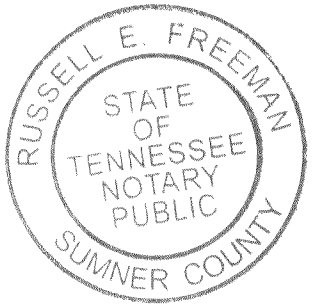
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **DENNIS SCOTT WINFREY AND KRISTI LEIGH KRAUS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Co-Executors of the Estate of Bobby Eugene Winfrey**, the within name bargainors, and that they, as such Co-Executors of the Estate of Bobby Eugene Winfrey, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020



True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM