Box 14
G33505-8

Karen Johnson Davidson County
Batch# 528583 DEEDWARR
12/10/2020 09:36:59 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20201210-0144277

WARRANTY DEED

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2020.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Funez Realty Investment, LLC, a Tennessee limited liability company	**"NEW OWNER"**	**Map 041-15-0 Parcel 003.00**
213 Forrest Park Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charlotte F. Brinson, individually, Charlotte F. Brinson, Heir-at-Law of Gary Lee Hauck, Charlotte F. Brinson, Heir-at-Law of Jeff Lynn Hauck, Wilson Lloyd Hauck, Heir-at-Law of Gary Lee Hauck, and Wilson Lloyd Hauck, Heir-at-Law of Jeff Lynn Hauck

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

Funez Realty Investment, LLC, a Tennessee limited liability company

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. 412 on the Plan of Bellshire Court, Section "B", of record in Plat Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Elvis Lee Stark and wife, Robbie Stark by Deed dated August 5, 1958, from Gaines and Gregory Construction Company, Inc. of record in Book 2799 Page 187, Register's Office for Davidson County, Tennessee. The said Elvis Lee Stark having since died on January 18, 1985, leaving Robbie Stark as the surviving tenant by the entirety. The said property was further conveyed to Robie Belle Williams Stark and her daughter, Charlotte Brinson, as joint tenants with right of survivorship by Quitclaim Deed dated March 16, 1987, from Robbie Belle Williams Stark and David J. Entz, Trustee, of record in Book 7465 Page 220, and further conveyed to Robbie Belle Williams Stark by Quitclaim Deed dated September 3, 1993, from Charlotte Brinson of record in Book 9082 Page 253, Register's Office for Davidson County, Tennessee. The said Robbie Belle Williams Stark having since died testate on April 19, 2006. The said property was devised to Charlotte Faye Brinson, Gary Lee Hauck and Jeff Lynn Hauck pursuant to the Last Will and Testament of Robbie Bell Stark of record in Case No. 06P-729, Probate Court for Davidson County, Tennessee. Charlotte Faye Brinson having further conveyed her interest to Charlotte F. Brinson and husband, John O. Brinson by Quitclaim Deed dated August 29, 2017, of record in Instrument No. 20170907-0092714, Register's Office for Davidson County, Tennessee. Gary Lee Hauck died intestate on November 12, 2015 and Jeff Lynn Hauck died intestate on July 7, 2010. They are survived by their mother, Charlotte Faye Brinson, and father, Wilson Lloyd Hauck, by Affidavits of Heirship of record in Instrument No. 20201210-0144267 and Instrument No. 20201210-0144268, Instrument No. 20201210-0144269, and Instrument No. 20201210-0144270 Register's Office for Davidson County, Tennessee.

Robbie Stark being one and the same person as Robie Belle Williams Stark, Robbie Belle Williams Stark and Robbie Bell Stark. Charlotte Faye Brinson being one and the person as Charlotte Brinson and Charlotte F. Brinson.

The subject property was not the principal residence of Grantor Wilson Lloyd Hauck or his spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2331, Pages 128 and 129, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 238, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **3900 Bellshire Court, Nashville, TN 37207**

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 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 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 9th day of **December, 2020.**

Charlotte F. Brinson
Charlotte F. Brinson

Wilson Lloyd Hauck
Wilson Lloyd Hauck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charlotte F. Brinson,** the within named seller, 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 Nashville, Tennessee, this **9th** day of **December, 2020.**

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/8/21

STATE OF ALABAMA)
COUNTY OF Shelby **)**

Personally appeared before me, a Notary Public of said County and State, **Wilson Lloyd Hauck,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hoover, Alabama, this 5th day of **December, 2020.**

Notary Public

My Commission Expires: 06/01/2021

JOHN ROBIN MASON
NOTARY PUBLIC
STATE AT LARGE ALABAMA

My Commission Expires:
June 1, 2021