Karen Johnson Davidson County
Batch# 541256 DEEDWARR
12/23/2020 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $471.75
20201223-0152782

STATE OF TENNESSEE- Texas
COUNTY OF WILLIAMSON Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Jewell T. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF DECEMBER, 2020.

Kay Jones Rosebure
Notary Public

MY COMMISSION EXPIRES:
5-10-2022
(AFFIX SEAL)

KAY JONES ROSEBURE
Notary Public, State of Texas
Comm. Expires 05-10-2022
Notary ID 3139491

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH20-00872

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ernest Lee Grafton Biles, III 3025 Vista Valley Ct. Nashville, TN 37218	NEW owner	059-05-0-271.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jewell T. Hunter, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ernest Lee Grafton Biles, III, a single man**, hereinafter called the Grantees, their successors 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. 276, on the plan of Buena Vista Estates, Section 6, as shown by plat of record in Book 4460, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frances Thompson by deed from A. A. Birch, Jr., dated April 3, 1976, recorded April 8, 1976, and placed of record in Book 6013, Page 603, Register's Office for Davidson County, Tennessee.

The said Frances Thompson died on March 1, 2017. The said Frances Thompson died testate, however, the Seventh Circuit Court of Davidson County, Tennessee, found that the document purporting to be the Last Will and Testament of Frances Thompson Johnson was not sufficient for admission to Probate. An Administration was opened Order of the Seventh Circuit Court of Davidson County, Tennessee, entered February 22, 2018, in Docket No. 18P273. Said Order appointed Ernest L. Biles, Jr. and Jewell T. Hunter as Co-Administrators of the Estate and Letters of Administration were issued to them. Frances Thompson Johnson was survived by to Cassandra Thompson Biles and Jewell Thompson Hunter, those persons being her heirs-at-law.

The said Cassandra Thompson Biles died testate on October 9, 2017. The Last Will and Testament of Cassandra Thompson Biles was admitted to probate by Order of the Seventh Circuit Court of Davidson County, Tennessee, entered February 22, 2018, in Docket No. 18P131. Said Order appointed Jewell T. Hunter and Claudette C. Mitchell as Co-Executrixes of the Estate of Cassandra Thompson Biles, deceased. The Last Will and Testament of Cassandra Thompson Biles devised her interest in the above-described real property to Ernest Lee Grafton Biles, III

The Grantor and Grantee herein do hereby acknowledge that Frances Thompson was one and the same person as Frances Thompson Johnson.

Ernest L. Biles, Jr. and Jewell T. Hunter, in their capacity as Co-Administrators of the Estate of Frances Thompson Johnson, deceased, and Jewell T. Hunter, in her capacity as Executrix of the Estate of Cassandra Thompson Biles, deceased, join the execution this instrument for the purpose of quitclaiming and conveying such interests, if any, as the above-referenced Estates may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3025 Vista Valley Ct., Nashville, TN 37218**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14 **day of December, 2020**

Jewell T. Hunter

Jewell T. Hunter, individually, and as Co-Administrator
of the Estate of Frances Thompson Johnson, deceased,
and as Co-Executrix of the Estate of Cassandra Thompson Biles, deceased

STATE OF TEXAS
COUNTY OF Harris

On this 14th day of December, 2020, before me personally appeared Jewell T. Hunter, in her individual capacity and as Co-Administrator of the Estate of Frances Thompson Johnson and as Co-Executrix of the Estate of Cassandra Thompson Biles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Kay Jones Rosebure

Notary Public
My Commission Expires: 5-10-2022

KAY JONES ROSEBURE
Notary Public, State of Texas
Comm. Expires 05-10-2022
Notary ID 3139491

WITNESS my hand this 15th **day of December, 2020.**

Ernest L. Biles, Jr., Co-Administrator of the Estate of Frances Thompson Johnson, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of December, 2020, before me personally appeared Ernest L. Biles, Jr., Co-Administrator of the Estate of Frances Thompson Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WITNESS my hand this 17th **day of December, 2020.**

Claudette C. Mitchell, Co-Executrix of the Estate of Cassandra Thompson Biles, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2020, before me personally appeared Claudette C. Mitchell, Co-Administrator of the Estate of Frances Thompson Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

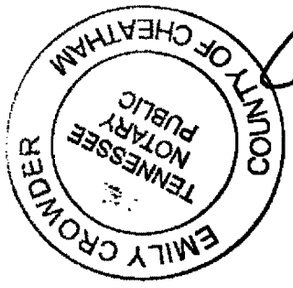
True Copy of Certification

I, Ariel Pearl, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Ariel Pearl

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Ariel Pearl, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Emily Crowder, Notary Public

My Commission Expires on 8/20/24