Karen Johnson Davidson County
Batch# 574972 DEEDWARR
02/22/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20210222-0021138

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.
Michael Adly Micheal Besada Hany Mikhail 2000 George Buchanan Drive LaVergne, Tennessee 37086	Same	034-13-0-130.00

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, **SHELBY ANDERSON AND CHELSEA G. ALLEN, CO-ADMINISTRATORS, C.T.A. OF THE ESTATE OF JOSEPH ALLAN ARMSTRONG,** have this day bargained and sold, and do hereby transfer and convey unto the said **MICHAEL ADLY, MARRIED AND MICHEAL BESADA, MARRIED AND HANY MIKHAIL, MARRIED,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 28 on the Plan of East Lawn, Block "B", of record in Plat Book 547, pages 153-154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GORDON N. BROWN AND WIFE, ETTIE O. BROWN, by deed from ROBERT B. BECK AND WIFE, MARTHA LU BECK, of record in Book 7761, page 560, dated January 27, 1989, said Register's Office. Being further conveyed to THE BROWN FAMILY LIVING TRUST, by quitclaim deed from GORDON N. BROWN AND WIFE, ETTIE O. BROWN, of record in Book 8849, page 790, dated December 23, 1992, said Register's Office. Being further conveyed to BRENDA GAYLE BROWN ARMSTRONG, by quitclaim deed from THE BROWN FAMILY LIVING TRUST, of record in Book 10578, page 400, dated August 20, 1997, said Register's Office. BRENDA GAYLE ARMSTRONG died testate on or about July 21, 2015, devising said property to her husband, JOSEPH ALLAN ARMSTRONG by will of record in Docket No. 15P1837, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division).

JOSEPH ALLAN ARMSTRONG died testate on or about September 28, 2019. Pursuant to the terms of his will of record in Docket No. 20P217, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$142,000.00**.
Subscribed and sworn to before me
this 16th day of February, 2021.
My Commission Expires: 10-2-23

Affiant

Notary Public

ANITA L. FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property located at 111 McKinley Street, Madison, Davidson County, Tennessee 37115.

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 12 day of February, 2021.

Shelby anderson
SHELBY ANDERSON, CO-ADMINISTRATOR C.T.A. OF THE ESTATE OF JOSEPH ALLAN ARMSTRONG

Chelsea G allen
CHELSEA G. ALLEN, CO-ADMINISTRATOR C.T.A. OF THE ESTATE OF JOSEPH ALLAN ARMSTRONG

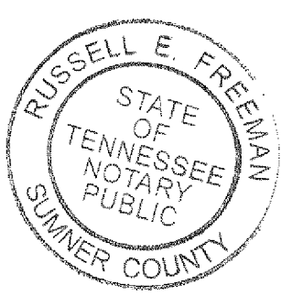
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SHELBY ANDERSON AND CHELSEA G. ALLEN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Co-Administrators, C.T.A. of the Estate of Joseph Allan Armstrong the within named bargainer, and that they as such Co-Administrators, C.T.A. being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024



True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.