BOX 10-A (6)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 654725 DEEDWARR
06/11/2021 10:36:51 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20210611-0078878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
608 FORDOMATIC DRIVE TRUST U/A/D JUNE 4, 2021	New Owner	
(NAME) 4301 Hillsboro Pike, Suite 300	(NAME)	090-11-0-059.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RAYMOND TALMADGE FORTNER, MARRIED, BETTY FORTNER TYREE, UNMARRIED, PAM FORTNER MARTIN, MARRIED AND ELBERT STEVEN FORTNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG HARDEMAN, TRUSTEE OF THE 608 FORDOMATIC DRIVE TRUST U/A/D JUNE 4, 2021,** 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. 416, on the Plan of Charlotte Park, Section VI, as of record in Book 2900, Pages 7 and 8, in the Register's of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to E. R. Fortner and wife, Nellie J. Fortner by Warranty Deed from Ethel Maxine Eberle and Edward A. Prow of record in Book 8148, Page 710, Register's Office of Davidson County, Tennessee, dated July 9, 1990 and recorded July 9, 1990. E. R. Fortner died on August 28, 2008 leaving Nellie J. Fortner as sole surviving Tenant by the Entirety. Nellie J. Fortner died intestate on April 18, 2019. Raymond Talmadge Fortner, Betty Fortner Tyree, Pam Martin and Steve Fortner are to sole Heirs at Law pursuant to Affidavits of Heirship of record in Instrument No. 20210611-0078873 and Instrument No. 20210611-0078874, said Register's Office.

This was never the marital residence for Raymond Talmadge Fortner and Pam Fortner Martin.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 608 Fordomatic Dr, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with 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 hand this 10 day of June, 2021

Raymond Talmage Fortner by Betty F Tyree

RAYMOND TALMADGE FORTNER, BY: BETTY FORTNER TYREE, ATTORNEY IN FACT

Betty Fortner Tyree

BETTY FORTNER TYREE

Pamela Fortner Martin by Betty F Tyree

PAM FORTNER MARTIN, BY: BETTY FORTNER TYREE, ATTORNEY IN FACT

Elbert Steven Fortner by Betty F Tyree

ELBERT STEVEN FORTNER, BY: BETTY FORTNER TYREE, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Fortner Tyree, the bargainor, 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 this 10th day of June, 2021.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

Notary Public

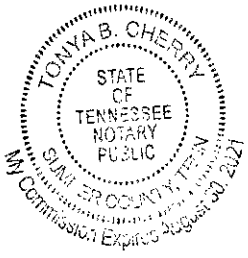
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of June, 2021, before me personally appeared Betty Fortner Tyree to me known to be the person who executed the foregoing instrument on behalf of Raymond Talmadge Fortner, Pam Fortner Martin and Elbert Steven Fortner and acknowledged that she executed the same as the free act and deed of Raymond Talmadge Fortner, Pam Fortner Martin and Elbert Steven Fortner.

Witness my hand and official seal this 10th day of June, 2021.

Commission expires:



Notary Public