Karen Johnson Davidson County
Batch# 701431 DEEDWARR
08/19/2021 03:50:30 PM 6 pgs
Fees: $33.00 Taxes: $740.00
20210819-0112608

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of August, 2021.

NOTARY PUBLIC

My commission expires: 4-8-22

MORGAN O'NEAL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Joe Spicer and Juanita Spicer	SAME AS NEW OWNER	033-08-0-090.00
(NAME)	(NAME)	
204 N. Main Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Estate of William G. Fykes,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joe Spicer and Juanita Spicer, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Gatewood, Section 2, of record in Plat Book 3700, Pages 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 110.34 feet on the Southerly side of Janette Avenue and extends back 161.9 feet on the Easterly line and 157.42 feet on the Westerly line to a dead line and measures 58 feet.

Being the same property conveyed to William G. Fykes, single man by Warranty deed from Margaret Nancy Heaney, unmarried of record in Instrument No. 20170901-0090098 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 01, 2017. The said William G. Fykes appears to have died on or about November 5, 2019, leaving a Probate at Docket No. 20P133, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointing Robert W. Troutt as Executor of the Estate of William G. Fykes. See Exhibit "A" attached hereto and made apart thereof. See also Affidavit of Heirship of record in Instrument No. 202108190112607, said Register's Office.

This property is __unimproved _X_improved property known as: 310 Janette Avenue, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of August, 2021.

Estate of William G. Fykes

BY: Robert W. Troutt

Robert W. Troutt, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Troutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of the Estate of William G. Fykes, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and official seal, this the 17th day of August, 2021.

Mary Birthright

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re:	)	
	)	
WILLIAM GORDON FYKES	)	**No. 20P- 133**
	)	
Deceased	)	

ORDER

The Motion of Robert W. Troutt, Executor, for approval of his proposed contract to sell a house and lot at 310 Janette Avenue, Goodlettsville came to be heard on August 13, 2021 upon the Motion and exhibits filed, and the consents of all heirs and devisees, being Brenda Knight and William A. Troutt, the only surviving devisees other than Movant, as well as the consents of Bruce Moore, Matthew Moore, and Wesley Moore, whom counsel has represented to the Court are all of the heirs at law of Belinda Gail Moore, the other direct devisee.

All parties in interest having consented, the Court has jurisdiction to order the sale of the property in the nature of partition. Having reviewed the current property tax appraisal and the proposed contract exhibited to the Motion, the Court finds the motion to be well taken and the same is granted.

It is accordingly ORDERED, ADJUDGED and DECREED that Robert W. Troutt, Executor, may and shall perform and close the contract of 7/30/2021 to sell the property located at 310 Janette Avenue, Goodlettsville to Joe Spicer for $200,000.00 and to convey the said lands in fee simple. The Executor may and shall execute a deed, settlement

statement, and other documents necessary or appropriate to the sale, incurring the appropriate costs of sale, including but not limited to real estate commission and title costs as set out in said contract; and his execution of said documents shall bind the Estate and all those claiming thereunder, including the consenting individuals named above, as the act of the Court. The closing agent shall make the proceeds payable to the Estate of William Gordon Fykes. This is a final order under T. R. C. P. 54.02 as to the things and matters adjudged.

All other matters are reserved.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Daniel L. Wischhof, Reg. No. 6655
124 Long Hollow Pike
Goodlettsville, Tennessee 37072
615-859-9991
Fax 615-859-0705
dlw@wischhoflaw.com

I hereby certify that this is a true copy of original instrument filed in my office this 13 day of August 20 21
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE OF SERVICE

I have transmitted copies of this document by US Mail, and by facsimile and/or email where an address is indicted, to all counsel of record and unrepresented parties at the address(es) below, on August 13, 2021.

Daniel L. Wischhof

Brenda Knight
238 Duncan Trail
Longwood, Florida 32779

William A. Troutt
1276 Smiley Troutt Rd.
Bethpage, Tennessee 37022

Robert W. Troutt
127 Hardaway Dr.
Goodlettsville, Tennessee 37072

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/17/21.

Affiant Signature

8/17/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 17th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

