THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31198

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16031

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2021

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 752841 DEEDWARR
11/10/2021 10:33:04 AM 5 pgs
Fees: $28.00 Taxes: $1,217.30

20211110-0150134

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOK Remodeling Group, LLC.	new owner	MAP
8309 Parkfield Dr. ~~186 Wheeler Avenue~~ Nolensville, TN 37135		PARCEL 133-07-0-194.00
~~Nashville, TN 37203~~		
(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, **The Estate of James Albert Armstrong, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOK Remodeling Group, LLC.**

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:

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. 22 on the Plan of Parma Heights, Section II, of record in Book 2083, Page 71, Register' s Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 80 feet on the North side of Wheeler Avenue and runs back between lines 182.8 feet on the West line and 210.3 feet on the East line to a dead line in the rear on which it measures 84.6 feet.

Being the same property conveyed to James Albert Armstrong and wife, Eva Christine Armstrong, by Warranty Deed from Walter C. Biffle and wife, Earline Howard Biffle, of record in Book 3073, Page 105, Register's Office for Davidson County, Tennessee, dated May 27, 1960 and recorded on May 31, 1960. Eva Christine Armstrong died on January 1, 2015, vesting James Albert Armstrong as the surviving tenant by the entirety. James Albert Armstrong, a/k/a James Albert Armstrong Sr., died, testate, on November 6, 2020. Pursuant to the Consent(s) to Real Property Being Brought Into Estate, signed by all devisees/beneficiaries of the herein referenced real property under the Last Will and Testament of James Albert Armstrong Sr., and further pursuant to the Order to Probate, found at Case No. 21P436 in the Probate Court for Davidson County, all interest in the real property conveyed herein was made part of the Probate Estate and, as such, is subject to the control of Grantor, as Executor. SAID ORDER OF PROBATE BEING RECORDED HEREWITH AS EXHIBIT A.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **186 Wheeler Avenue, Nashville, TN 37203.**

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 our hand(s) this the 5th day of November, 2021.

The Estate of James Albert Armstrong, Sr.

James Albert Armstrong, Jr. Executor

James Albert Armstrong, Jr. Executor

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Albert Armstrong, Jr., Executor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of Nov., 2021.

My Commission expires: Jan 1 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

COPY

EFILED 03/26/21 03:45 PM CASE NO. 21P436 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE PROBATE DIVISION

IN RE: ESTATE OF JAMES ALBERT ARMSTRONG, SR., DECEASED.) NO. 21P436

ORDER OF PROBATE

Before the Honorable Randy Kennedy, a paper writing purporting to be the *Last Will and Testament of James Albert Armstrong* dated October 15, 2020 ("Will") was presented to the court for admission to probate.

It appearing from the sworn statements provided that such paper writing was written during the lifetime of the Decedent, James Albert Armstrong, Sr.; that said instrument was properly executed by the Decedent; that said instrument was duly witnessed and signed by James A. Armstrong, Jr., Peggy J. Boatright, and Shelia A. Brown, as the attesting witnesses thereto, in the presence of each other and the testator as the Will of the Decedent; that said witnesses executed a self-proving affidavit in the presence of a notary public; and, that at the time of execution the Decedent was over the age of eighteen and appeared to be of sound mind.

It further appearing that the Will nominated Decedent's son, James A. Armstrong, Jr., to serve as Executor; that James A. Armstrong, Jr. is willing and able to serve as Executor and is a fit and proper person to serve; and that Decedent's other children have executed declinations to serve as Executor.

It further appearing that the Will waived the requirements of the Executor to post bond and that the residuary beneficiaries have filed waivers of bond, inventory and formal accountings.

COPY

EFILED 03/26/21 03:45 PM CASE NO. 21P436 Richard R. Rooker, Clerk

It further appearing that Petitioner's request to bring Decedent's real property into the probate administration under the control and authority of the Executor with power of sale without further court approval in order to preserve the asset is well-taken and with the consent of the residuary beneficiaries under the Will.

IT IS THEREFORE ORDERED that the Clerk of the Court is hereby directed to record such instruments as the *Last Will and Testament* of James Albert Armstrong, Sr. and issue Letters Testamentary to James A. Armstrong, Jr. to serve as Executor of this estate without bond and without the requirement to file an inventory or formal accountings, provided that the Executor shall file an annual status report with the Court; the first report is due on Mar 26, 2022. The Decedent's real property shall be part of the probate administration under the authority and control of the Executor, including the authority to contract for the sale of the real property and to close on the sale without further order of this Court. The Clerk of the Court shall also publish notice to creditors pursuant to Tenn. Code Ann. § 30-2-306.

JUDGE KENNEDY

Dated: 3/2/2021

SUBMITTED FOR ENTRY:

Julie Travis Moss, BPR No. 030039
Of Counsel
THE BLAIR LAW FIRM
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
Tel: (615) 953-1122
Email: jtmoss@blair-law.com
Attorneys for the Petitioner

COPY

EFILED 03/26/21 03:45 PM CASE NO. 21P436 Richard R. Rooker, Clerk

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the above proposed *Order of Probate* has been served on the below-listed interested parties of the estate by U.S. First Class Mail, postage prepaid, this 2nd day of March, 2021.

Peggy Jean Armstrong Boatright
3102 George Buchanan Drive
LaVergne, TN 37086

Shelia Ann Brown
1963 Gatlin Drive
Nashville, TN 37210

James Robert Armstrong, individually and as natural guardian for minors, James Riley Armstrong and Declan Reid Armstrong
8124 Cooper Drive
Murfreesboro, TN 37129

Wyatt Neil Armstrong
4845 Aster Drive
Nashville, TN 37211

Ayla Marie Abrams, individually and as natural guardian for minor, Esme Lenore Abrams
PSC 9 Box 1248
APO, AE 09123

Robert Steele Martin
6028 Hagars Grove Pass
Hermitage, TN 37076

Cindy Pack, individually and as natural guardian for minor, Derek Pack
1963 Gatlin Drive
Nashville, TN 37210

Eva Pack
1963 Gatlin Drive
Nashville, TN 37210

Julie Travis Moss