THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 806795 DEEDWARR
02/16/2022 11:06:24 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220216-0018022

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Pheobe A. Kitts 7948 Old Springfield Pike Goodlettsville, TN 37072	Same	012-00-0-030.00

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, **RICHARD L. TROTTER, a married man, and Sole Heir-at-Law of Welbon R. Trotter,** has this day bargained and sold, and does hereby transfer and convey unto the said **PHEOBE A. KITTS, an unmarried woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 10th Civil District of said County and State, described according to a survey made by Ralph W. C. Lambert, Surveyors, July 8, 1962, as follows:

Beginning on the Northeasterly margin of the Old Springfield Turnpike at the Northwest corner of the property conveyed to James O. Fuqua and wife, by deed from E.E. Alley and wife, of record in Book 2993, Page 225, Register's Office for said County; thence with said Fuqua's northern boundary line North 55 degrees East 235 feet to corner post in the Westerly margin of the new Baker Hill right-of-way line of the Henderson Division of the Louisville and Nashville Railroad; thence with said right-of-way and with a fence North 27 degrees west 650 feet to an iron pin; thence South 48 degrees West 489 feet to the northeasterly margin of Old Springfield Turnpike; thence with the same South 48 degrees 45 minutes East 605 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Welbon R. Trotter and wife, Beverly Trotter, by Warranty Deed from Thelma Draper Williamson of record in Book 3406, Page 323, Register's Office for Davidson County, Tennessee, dated July 25, 1962 and recorded on July 26, 1962. (Value or consideration shown in aforementioned deed $10.00.)

Said Beverly Trotter became deceased on June 6, 2021, vesting Welbon R. Trotter as surviving tenant. Said Welbon R. Trotter became deceased on August 7, 2021. See also Affidavit of Heirship of record in Instrument No. 20220214-0018021, dated 1/28/22, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$300,000.00**.
Subscribed and sworn to before me
this 11 day of February 2022.
My Commission Expires: 12/03/2024

Phyllis A. Kidd
Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 7948 Old Springfield Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (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 my hand this 8th day of February, 2022.

RICHARD L. TROTTER
Sole Heir-at-Law of Welbon R. Trotter

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Nebraska
COUNTY OF Otoe

Personally appeared before me, Cassidy Haupt, a Notary Public in and for said County and State, **RICHARD L. TROTTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1011 Central Ave Nebraska City, Nebraska, this the 8th day of February, 2022.

Cassidy Haupt
NOTARY PUBLIC

My Commission Expires: October 5th, 2025

GENERAL NOTARY - State of Nebraska
CASSIDY HAUPT
My Comm. Exp. October 5, 2025