Karen Johnson Davidson County
Batch# 812749 DEEDWARR
03/01/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220301-0022817

# EXECUTOR'S WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS PROPERTY IS $ 585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-08-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Laura Perry**
**Attorney at Law**
**Homeland Title, LLC**
**1896 General George Patton Drive Suite 200**
**Franklin, Tennessee 37067**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| James F. Bowers and Rebecca A. Goss | New Owner | |
| (NAME) | (NAME) | |
| 1508 Daphne Place | | 171-03-0A-199.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jay Mark Self and Angela Self Breedon, Co-Executors of the Estate of Peggy Self Hollis** has this day bargained and sold, and does hereby transfer and convey unto the said, **James F. Bowers and Rebecca A. Goss, husband and wife** the Grantee herein, its successors and/or assigns, certain real estate in Marshall County, Tennessee as follows:

**Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Seven, Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 405, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Peggy Self Hollis, unmarried woman by Warranty deed from William L. Baugher and Kathryn H. Baugher, husband and wife of record in Instrument No. 20210226-0024516, Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on February 26, 2021. The said Peggy Self Hollis having since died testate October 1, 2021. Last Will & Testament of Peggy Self Hollis having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), as Case No. 21P-2170. Said will directs that all interests in real property owned at the time of death be administered as part of the estate subject to control of the Executor. The said Jay Mark Self and Angela Self Breedon being named Co-Executors for the Estate of Peggy Self Hollis.**

The Land is improved property located at 1508 Daphne Place, Brentwood, TN 37027. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or

implied as to the condition of the material and workmanship of the improvements located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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 15 day of February, 2022.

BY: _____
**Jay Mark Self, Co-Executor**

BY: _____
**Angela Self Breedon, Co-Executor**

**STATE OF** TN )

**COUNTY OF** Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Mark Self and Angela Self Breedon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Peggy Self Hollis, and that they are authorized by the Estate to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the Estate, for the purposes therein contained.

Witness my hand and official seal, at office in Franklin TN County, Williamson, this 15 day of February, 2022.

_____
Notary Public

My Commission Expires:
05-05-2025

CHERYL BUCKINGHAM-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**CERTIFICATE OF AUTHENTICITY**

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-15, 2022.

Affiant
Date: February 17, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of February 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY