Karen Johnson Davidson County
Batch# 821242 DEEDWARRSP
03/14/2022 09:05:30 AM 5 pgs
Fees: $28.00 Taxes: $3,237.50
20220314-0029182

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $875,000.00. Affiant Subscribed and sworn to before me, this the 28th day of January, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charlotte Pike Properties, LLC	New Owner(s)	091-15-0-243.00
116 Pembroke Avenue		091-15-0-244.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WENDY LARA BRADFORD, A MARRIED WOMAN, DEBORAH LEIGH FREEMAN DUKE, A MARRIED WOMAN, AND JAMES BRADLEY FREEMAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE PIKE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

A certain land situated within Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 815 of Block 113 on Plan on. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot No. 815 fronts 25 feet on the Northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Freeman and wife, Virginia W. Freeman by Warranty deed from Ralph M. Cohen, unmarried of record in Book 9096, page 251, Register's Office for Davidson County, Tennessee, dated September 28, 1993 and recorded on September 29, 1993. Virginia W. Freeman died December 01, 2013, leaving James Freeman as the surviving tenant by the entirety.

James Freeman, Recorded in January 13, 2017, his estate being administered through Wilson County Probate Court, Docket No. 2017PR-248. A copy of the Last Will and Testament of James Freeman recorded in Instrument No. 20200626-0069505 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Bradford, individually by Executor's Quitclaim deed from Wendy Bradford and acting Executrix of the Estate of James Freeman of record in Instrument No. 20200427-0043534 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 27, 2020.

Being the same property conveyed to Deborah Leigh Freeman Duke, a one-third undivided interest and James Bradley Freeman, a one-third undivided interest by Quitclaim deed from Wendy Bradford a/k/a Wendy Lara Freeman Ellison of record in Instrument No. 20200630-0070646 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on June 30, 2020.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 817 in Block 113, Plan No. 1, West Nashville, as of record in Book 57, pages 74and 75, Register's Office of Davidson County, Tennessee.

Said lot fronts 25 feet on the North side of Charlotte Avenue and extends back Northwardly between parallel lines 150 feet to an alley in the rear, being a part of the property conveyed to the First Savings Bank and Trust Co., by deed of the State Bank and Trust Co., of record in Book 460, page 264, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Freeman and wife, Virginia W. Freeman by Warranty deed from William L. James, unmarried of record in Book 9560, page 40, Register's Office for Davidson County, Tennessee, dated December 30, 1994 and recorded on December 30, 1994.

Virginia W. Freeman died December 01, 2013, leaving James Freeman as the surviving tenant by the entirety.

James Freeman died January 13, 2017, his estate being administered through Wilson County Probate Court, Docket No. 2017PR-248. A copy of the Last Will and Testament of James Freeman recorded in Instrument No. 20200626-0069505 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Bradford, individually by Executor's Quitclaim deed from Wendy Bradford and acting Executrix of the Estate of James Freeman of record in Instrument No. 20200427-0043533, Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 27, 2020.

Being the same property conveyed to Deborah Leigh Freeman Duke, a one-third undivided interest and James Bradley Freeman, a one-third undivided interest by Quitclaim deed from Wendy Bradford a/k/a Wendy Lara Freeman Ellison of record in Instrument No. 20200630-0070647 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4914 & 4916 Charlotte Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), its heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2022.

Wendy Lara Bradford

James Bradley Freeman

Deborah Leigh Freeman Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Wendy Lara Bradford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **James Bradley Freeman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2022.

Notary Public

My Commission Expires: 06/16/25

MONGOHNAY L MARSHALL
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 16, 2025

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Deborah Leigh Freeman Duke** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2022.

Bridget Alcide
Notary Public

My Commission Expires: 05/22/2024

Bridget A Alcide
NOTARY PUBLIC
Muscogee County, GEORGIA
My Commission Expires 05/22/2024

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/07/2022 ____ (date of ~~document~~).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025