WARRANTY DEED



16216

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allie Arnette Smallwood Forbes Smallwood	Churchill Mortgage Corporation	14709010900
(NAME)	(NAME)	
5017 Briarwood Dr.	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 835524 **DEEDWARR**
04/06/2022 10:46:47 AM 8 pgs
Fees: $43.00 Taxes: $2,269.95

20220406-0039746

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mary Elizabeth Bean, Adrianne Elizabeth Bean, Carla Dawn Arnette, and Jamie Gay Dooley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Allie Arnette Smallwood and Forbes Smallwood, wife and husband,** 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:

Land in the 6th Civil District of Davidson County, Tennessee, being lots Nos. 199 and 200 on the Plan of Caldwell Country Estates, Section 1, as of record in book 2663, pages 68 and 69, Register's Office for said County, described as follows:
Beginning on the southerly margin of Briarwood Drive at the corner of lots No. 198 and 199; thence with said Drive westwardly 244.5 feet to the corner of lots Nos. 200 and 201; thence with the line between said two lots southwardly 343.5 feet; thence north 76 ° 28' east 269.2 feet to a concrete monument; thence south 84 ° 32' east 33.3 feet to the corner of lots Nos, 198 and 199; thence with the line between said two lots northwardly 302 feet to the beginning. Included in the above described property, but excluded therefrom is the westerly 10 feet of lot 200, conveyed to Richard C McNeill and wife Jane J. McNeill, by deed from F.N. McNeill, Jr. of record in book 3764, page 263, Register's Office for said County.

Being the same property conveyed to Charles David Bean and wife Adrianne F Bean, by deed of record in Book 4283 , Page 208 , Register's Office for County, Tennessee. The said Adrianne F Bean having predeceased Charles David Bean. Charles David Bean having since died testate leaving as his heirs at law Charles David Bean, Jr., Jamie Gay Dooley and Carla Dawn Arnette, of record in Probate File 21P577, Probate Court clerks Office for Davidson County, Tennessee. The said Charles David Bean, Jr, having since died intestate leaving as his sole heirs at law Mary Elizabeth Bean and Adrianne Elizabeth Bean. Mary Elizabeth Bean being appointed Guardian Ad Litem for Adrianne Elizabeth Bean for the sale of the subject property, reference Probate # 22PR-194, Sumner County Probate Clerks Office. See attached Exhibit A & B.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5017 Briarwood Dr., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 4th day of April, 2022.

Mary Elizabeth Bean

Adrianne Elizabeth Bean
By: Mary Elizabeth Bean, Guardian Ad litem
Mary Elizabeth Bean, Guardian Ad litem

Carla Dawn Arnette

Jamie Gay Dooley

State of Tennessee
County of Davidson

Personally appeared before me Mary Elizabeth Bean, Carla Dawn Arnette and Jamie Gay Dooley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2022.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4 day of April, 2022, before me, personally appeared Mary Elizabeth Bean as Guardian Ad litem for Adrianne Elizabeth Bean, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
Mu commission expires; _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

"Exhibit A"

Prepared by:
Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, TN 37217
File # 16216

AFFIDAVIT OF HEIRSHIP

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
1024 Club View Dr. Unit F301 Gallatin, TN. 37066	OWNER	14709010900

STATE OF Tennessee

RE: 5017 Briarwood Drive
Nashville TN 37211

COUNTY OF Davidson

I, Mary Elizabeth Bean, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state: I have personal knowledge of the decedent, and had been friends with the decedent for 20+ years. I have no financial interest in the property.

1. Charles David Bean, Jr. died 10/19/2021.
2. The decedent was married at the time of his death.
3. The estate of the decedent is solvent and that any and all debts and inheritance taxes, if any, against the estate of the decedent have been paid, or will be paid.
4. The decedent was a US Citizen at the time of his death
5. The decedent died intestate and leaving as his sole heirs at law the following:

    1. **Mary Elizabeth Bean (Wife)**
    2. **Adrianne Elizabeth Bean (daughter)**

This affidavit is given as an inducement for Fidelity National Title Insurance Company, First American National Title Insurance and Westcor Land Title, to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to Fidelity National Title Insurance Company, First American National Title Insurance , Westcor Land Title, and Advantage Title & Escrow, Inc. for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this the 4th day of April, 2022.

Mary Elizabeth Bean

Sworn to and subscribed before me this the 4 day of April 2022.

Notary Public

My Commission Expires: _____

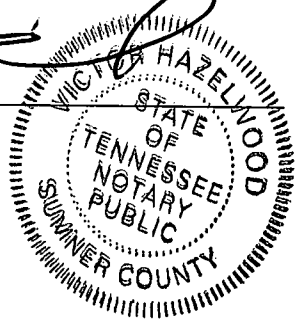


EXHIBIT B

ELECTRONICALLY FILED
2022 Mar 30 3:40 PM - 22PR-194
Sumner County, Clerk & Master

IN THE CHANCERY PROBATE COURT FOR SUMNER COUNTY, TENNESSEE AT GALLATIN

IN RE:	)	
	)	**Docket No.22PR-194**
GUARDIANSHIP OF	)	
ADRIANNE ELIZABETH BEAN, A MINOR	)	

ORDER AUTHORIZING GUARDIAN TO SELL REAL PROPERTY ON BEHALF OF A MINOR CHILD

This cause came before LOUIS W. OLIVER, III, Chancellor of the Chancery Probate Court for Sumner County, Tennessee upon the Motion of MARY ELIZABETH BEAN seeking authorization as Guardian of ADRIANNE ELIZEBETH BEAN (a "Minor") to sign and execute any and all documents necessary to effectuate the sale of certain real property on behalf of the Minor. Based upon examination of the Motion, statements of the Guardian and counsel of record, and supporting facts and circumstances, the Court finds that:

1. The Guardian has been informed that the Estate of Charles David Bean, Jr. is the beneficiary of a 1/3rd interest in certain real property described as 5017 Briarwood Drive, Nashville, TN 37211 ("Property") via the Estate of Charles David Bean – Davidson County Probate Docket Number 21P577.

2. The Minor is a 50% beneficiary of the Estate Charles David Bean, Jr.

3. The total fair market value of the Property as determined by a purchase and sale agreement for the Property is $613,500.00; the Minor's attributable share being $102,250.00 ($613,500.00 * 33% = $204,500.00; $204,500.00 * 50% = $102,250.00).

4. The Estate of Charles David Bean desires to sell the property.

5. In order to sell the Property, the title company (Advantage Title and Escrow) requires the approval of this Court for the Guardian to sign and execute any and all documents on behalf of the Minor necessary to effectuate the sale of said Property.

It is, therefore, ORDERED that:

1. The Guardian is authorized to sign and execute any and all documents on behalf of the Minor necessary to effectuate the sale of 5017 Briarwood Drive, Nashville, TN 37211.

2. The Minor's share of the net proceeds from the sale of said Property shall be

deposited into an account at Region's Bank under a freeze agreement for the benefit of the Minor pending further Order(s) of this Court.

3. The cost of this proceeding shall be assessed against the Guardianship.

This cause shall be retained by this Court for such further action as may be necessary from time to time in the Guardianship of ADRIANNE ELIZABETH BEAN.

APPROVED FOR ENTRY:

/s/ SHANNON D. WALKER
SHANNON D. WALKER (#33606)
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 345-0227
swalker@shannonwalkerlaw.com

Attorney for the Guardian

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing *Order Authorizing Guardian to Sell Real Property on Behalf of a Minor Child* has been:

☐ Hand-delivered

✓ Forwarded by United States Mail, first class, with sufficient postage paid

✓ Forwarded by electronic mail submission

on this, the 23nd day of March 2022, to the following interested parties:

Adrianne Elizabeth Bean, a minor
c/o Mary Elizabeth Bean, as her parent and legal guardian
1024 Club View Drive, Unit F301
Gallatin, TN 37066

/s/ SHANNON D. WALKER
SHANNON D. WALKER (#033606)

Case Title: In the Matter of : Adrianne Elizabeth Bean

Case Number: 22PR-194

Type: ORDER

Ordered



Louis W. Oliver, III, Sumner County Chancery Court Judge

Electronically signed on 2022-03-30 15:40:28 page 4 of 4