STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-15993

Karen Johnson Davidson County
Batch# 853202 DEEDWARR
05/10/2022 01:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20220510-0053425

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John R. Freund and Jamie M. Freund (NAME)	new owners (NAME)	42-14-100
150 S. Graycroft Ave. (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Raymond Ferguson, Executor of Estate of Marjorie F. Pilkinton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Freund, a married man and Jamie M. Freund, a married woman**, 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 Davidson County, Tennessee, being Lots Nos. 1 and 2 on the unrecorded Subdivision of a lot known as the Dower Tract, as shown on the Plan of the Phillip Walker Lands, of record in Will Book 10, page 111, County Court Clerk's Office for said County, being part of Lots Nos. 1 and 2 on the Map of Subdivision of the Slate Farm, not of record, in the 11th Civil District of said county, and described according to a survey made by Harvey Gee, dated November 20, 1958, as follows:

Beginning on the westerly margin of Graycroft Road at a point 1400 feet North of the northerly margin of Chadwell Drive, being 380 feet North of the northeast corner of the property conveyed to Douglas W. Cotton, of record in Book 2753, page 143, said Register's Office; thence with the road, North 2 degrees 42' East 95 feet; thence North 8 degrees 24' East 40.2 feet; thence North 87 degrees west 374.4 feet; thence South 2 degrees 37' West 135 feet; thence south 87 degrees East 370.2 feet to the point of beginning.

Being the same property conveyed to Roy M. Pilkinton and wife, Marjorie Pilkinton, as tenants-by -the entirety by Deed dated February 25, 1988 from Roy M. Pilkinton, recorded February 25, 1988, in Book 7476, Page 947, Register's Office of Davidson County, Tennessee. The said Roy M. Pilkinton having since died November 25, 2020, leaving title vested in Marjorie Pilkinton as surviving tenant by the entirety. The said Marjorie Pilkinton died testate on September 24, 2021. Pursuant to the Last Will and Testament as filed in Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 21P2286, Raymond Ferguson was appointed Executor of the Estate of Marjorie F. Pilkinton and was authorized and empowered to convey the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 130 South Graycroft Avenue, Madison, TN 37115.

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. 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/our hand(s) this 5th day of May, 2022.

Estate of Marjorie F. Pilkinton

By: _____
Raymond Ferguson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2022, before me personally appeared Raymond Ferguson, Executor of Estate of Marjorie F. Pilkinton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2022.

_____
Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-150