Karen Johnson Davidson County
Batch# 855632 DEEDWARR
05/16/2022 08:33:34 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20220516-0055617

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$245,000.00**

Subscribed and sworn to before me this 12th day of May, 2022.

Notary Public **Affiant**
My Commission Expires: 3.3.26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Khamthene Phommavixai, and Khamsene Phommavixai 1008 Mallow Drive, Madison Tennessee 37115	**U.S. Bank, N.A. – 4801 Frederica St. – Owensboro, KY 42301**	**043-16-0-178.00**

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 **SAMMIE A. HUFFINES, EXECUTRIX OF THE ESTATE OF SAM WESLEY BROWN,** has this day bargained and sold, and does hereby transfer and convey unto the said **KHAMTHENE PHOMMAVIXAI, A SINGLE MAN AND KHAMSENE PHOMMAVIXAI, A SINGLE MAN,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 96 on the Plan of Arrowhead Estates, Section 2, a plan which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 80 feet on the southerly margin of Mallow Drive and extends back 211.41 feet on the easterly line and 207.21 feet on the westerly line to a dead line in the rear which measures 13.61 feet thereon.

Being the same property conveyed to SAM W. BROWN AND WIFE, TINY M. BROWN, by deed from JACK DRIVER AND SONS, INC., of record in Book 5483, page 464, dated August 15, 1979, said Register's Office.

Tiny M. Brown, aka Tiny Mae Brown, died on or about January 26, 2022, leaving Sam W. Brown as the surviving tenant by the entirety.

SAM W. BROWN died testate on or about March 10, 2022. Pursuant to the terms of his will of record in Docket No. 2022-PR-209 in the Probate Court for Sumner County, Tennessee, said property is to be administered as part of the probate estate. SAMMIE A. HUFFINES has been appointed as the Executrix of said Estate pursuant to Order dated

April 12, 2022, of record in Docket No. 2022-PR-209 in the Probate Court for Sumner County, Tennessee.

This is improved property, known as 1008 Mallow Dr., Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their 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 Grantees, their 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 12 day of May, 2022.

Sammie A. Huffines Executrix

SAMMIE A. HUFFINES, EXECUTRIX OF THE ESTATE OF SAM WESLEY BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **SAMMIE A. HUFFINES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executrix of The Estate of Sam Wesley Brown, the within named bargainer, and that he/she as such Executrix of The Estate of Sam Wesley Brown, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of May, 2022.

My Commission Expires: 12/03/2024

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY