Karen Johnson Davidson County
Batch# 857188 DEEDQC
05/17/2022 12:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220517-0056827

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

ADDRESS OF NEW OWNER:
Freeman Investment, LLC
P.O. Box 150868
Nashville, TN 37215

SEND TAX BILLS TO:
Owner

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

Map/Parcel 10512002101

NOTARY PUBLIC
Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

QUIT CLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Lucy A. Freeman, Paul G. Freeman and Susan E. Freeman ("Grantor")** hereby convey all of their right title and interest in and to the hereinafter described property to **Freeman Investment, LLC, a Tennessee limited liability company ("Grantee"),** its successors and assign. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being described as follows:

Beginning at a point in the northerly line of an alley, the southwest corner of the property conveyed to The Nashville, Chattanooga & St. Lous Railway by Mary L. B. Ensley, Executrix of the Estate of Enock Ensley by deed dated Sept 9, 1908 recorded in Book 368, page 124 Register's Office for Davidson County, Tennessee; thence in a northerly direction along the westerly boundary of said property conveyed by Mary L. B. Ensley, a distance of 865.1 feet to a point which is 100 feet distant southwardly from the centerline of said Railway's northbound main track if measured at right angles thereto; thence in a southeasterly direction along a line south of, parallel with and 100 feet distance from said centerline, a distance of 70 feet more or less, to a point; thence in a southerly direction along a line east of parallel with and 50 feet distance from the westerly boundary of said property conveyed by Mary L. B. Ensley, a distance of 830 feet more or less, to a point in the northerly line of an alley; thence in a westerly direction along said line of alley, a distance of 57 feet, more or less to the point of beginning.

Being the same property conveyed to Fount W. Williams by deed from the Nashville,

Chattanooga & St. Lous Railway, a Tennessee corporation of record in Deed Book2 396, page 203 Register's Office for Davidson County, Tennessee. Fount W. Williams having since died testate vesting the property in Lucille Maney Williams by virtue of his Last Will and Testament of record in Will Book 70, page 17 County Clerks Office for Davidson County, Tennessee. Lucille Maney Williams having died intestate vesting the property in Harriet Williams Freeman, her sole heir at law as shown by the Affidavit of Heirship attached hereto as Exhibit A and incorporated herein by reference. Harriet Williams Freeman having since died testate vesting the property in Lucy A. Freeman, Paul G. Freeman and Susan E. Freeman the devisees of her Last Will and Testament of record in Docket No. 95P-401 Probate Clerk for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand ~~this~~ effective 12th day of MAY, 2022.

Lucy A. Freeman

Paul G. Freeman

Susan E. Freeman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lucy A. Freeman with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 12 day of May, 2022.

10/02/2023

Notary Public

My Commission Expires: 04/27/2031

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul G. Freeman with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10 day of May, 2022.

Notary Public

My Commission Expires:

ALLISON HINNANT
NOTARY PUBLIC
My Comm. Exp. April 27 2031
SOUTH CAROLINA

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan E. Freeman with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 12 day of May, 2022.

Notary Public

My Commission Expires:
10/02/2023

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

EXHIBIT A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Owned by
Fount W. Williams (deceased)
Of Record in Deed Book 2396, page 203
Register's Office for Davidson County, Tennessee

After being duly sworn the undersigned, Cornelia Barnes Malone, avers as follows:

1. That she is familiar with the estate and heirs of Fount W. Williams, (deceased) having had personal knowledge of him and his family in the capacity of a relative for over seventy (70) Years;
2. That Fount W. Williams owned the property of record in Deed Book 2396, page 203 Register's Office for Davidson County, Tennessee;
3. That Fount W. Williams died testate on July 7, 1957 vesting the property in the devisees under his Last Will and Testament as shown by will of record in Will Book 70, page 17 County Clerk's Office for Davidson County, Tennessee;
4. That the Last Will and Testament of Fount W. Williams left all of his property to his surviving spouse, Lucille Maney Williams;
5. That Lucille Maney Williams died intestate on November 23, 1959 vesting her interest in the property in her heirs at law;
6. That at the time of her death, Lucille Maney Williams was not married having been preceded in death by her husband Fount W. Williams;
7. That Lucille Maney Williams had one (1) child during her life; Harriett Williams (n/k/a Harriet Williams Freeman);

8. That Harriett Williams Freeman survived Lucille Maney Williams;

9. That Harriet Williams Freeman died testate on January 23, 1995 vesting her interest in the property in the devisees of her Last Will and Testament of record in Docket No. 95P-401;

10. That the Last Will and Testament of Harriet Williams Freeman devised all of her property to her three (3) children; Lucy A. Freeman, Paul G. Freeman and Susan E. Freeman;

11. That Lucy A. Freeman, Paul G. Freeman and Susan E. Freeman all survived Harriett Williams Freeman, are above the age of majority and do not suffer from any type of mental disability;

12. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Fount W. Williams and the chain of title for the above referenced property and that it will be relied on by all future parties to certify proper transfer and title to any real estate owned by Fount W. Williams;

13. That the undersigned agrees to indemnify and hold harmless Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them on account of providing false and misleading information.

Executed this 9th day of May, 2022.

Cornelia Barnes Malone

Cornelia Barnes Malone

STATE OF ALABAMA
COUNTY OF Jefferson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Cornelia Barnes Malone with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 9th day of May, 2022.

ETMckewen
Notary Public

My Commission Expires: April 8, 2023

