Karen Johnson Davidson County
Batch# 864894 DEEDWARR
05/31/2022 02:21:30 PM 9 pgs
Fees: $48.00 Taxes: $3,145.00
20220531-0062733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 4/12/23

(AFFIX SEAL)

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Modern Homes, LLC	New Owner	081-06-0-54
(NAME) 222 Pelham Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE,

BETTY SIMS, GWNEDOLYN MOORE, FRANK REEDUS, III, ANGELA SIMS, CANDY REDUS, PRINCESS REEDUS,CARMEN MOORE-MINOR, RONTRESE WISEMAN, JERMAINE WISEMAN, MONIQUE SANDERS, RONETTA GAUSE, ANGEL SIMS, DUANNA CATO, AND ANTHONY SIMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MODERN HOMES, LLC, A LIMITED LIABILITY COMPANY,
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:

BEING four tracts or parcels of land in Davidson County, Tennessee as follows:

FIRST TRACT:
Being part of lot no. 16 on the plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, described as follows:
Beginning in the center of the Hydes Ferry Pike; formerly Bridge Avenue, at the northwest corner of the property conveyed to Davidson County by deed from T.R. Taggart and wife, of record in Book 508, Page 420, said Register's Office; thence with the center of said Pike, westwardly 53 feet, more or less, to the northeast corner of the property conveyed to L.O. Moore by deed from H.E. Simpkins and wife, of record in Book 346, Page 604, said Register's Office; thence with said Moore's easterly line, southwardly 230 feet, more or less, to the northerly line of the property conveyed to A.J. Craddock by deed from Tennessee River Conference Association of Seventh Day Adventists, of record in Book 567, Page 62, said Register's Office; thence with said line, eastwardly 50 feet to the southwest corner of said County property; thence with the westerly line of same, northwardly 215, more or less, to the beginning.

LT&E File #18949

SECOND TRACT:
Being parts of lots Nos. 1 and 2 on the plan of the subdivision of the Wesley Hyde Property, as of record in Minute Book 66, Page 15, Chancery Court at Nashville, described as follows:
Beginning on the northerly line of said lot No. 1 at the northwest corner of the property conveyed to L.F. Lambert and wife, by deed from Tennessee River Conference Association of Seventh Day Adventists of record in Book 616, Page 150, Register's Office for said County, said point being 150 feet west of the westerly margin of 23rd Avenue North; thence with said line, westwardly 57 feet to the northeast corner of a part of lots Nos. 1 and 2 conveyed to Johnnie J. Meyers and wife, Eva C. Meyers by deed from Mae Evans Keeble, et al, of record in Book 1452, Page 73, said Register's Office; thence with Meyers' eastern boundary line, southwardly 96 feet, more or less, to a point in the line between lots Nos. 2 and 3 on said plan, the southeast corner of said Meyers' property; thence with the line between said lots Nos. 2 and 3, eastwardly 57 feet to the southwest corner of said Lambert property thence with the western boundary line of said Lambert property, northwardly 96 feet to the beginning.

THIRD TRACT:
Being part of Lot No. 16 on the Plan of the Nichol property as of record in Book 31, Page 603, Register's Office for said County, described as follows:
Beginning at a point in the northerly line of the Wesley Hyde property, 190 feet east of the center of 24th Avenue North; thence at right angles, northwardly 235 feet, more or less, to the center of New Bridge Road; thence with the center of said Road, southeastwardly 42 feet, more or less, to the northwest corner of a part of said Lot No. 16 conveyed to W.B. Williams by deed from A.J. Craddock, of record in Book 1285, Page 183, said Register's Office; thence with his westerly line, southwardly 230 feet, more or less to the northerly line of said Hyde property; thence with said line, westwardly 40 feet to the beginning, including, but excluding therefrom that part of said property taken off the front to widen New Bridge Road.

FOURTH TRACT:
Being parts of Lots Nos. 1 and 2 on the Plan of the subdivision of Wesley Hyde property, as of record in Minute Book 66, Page 15, Chancery Court at Nashville, described as follows:
Beginning on the northerly line of said Lot No. 1, 57 feet westerly from the northwest corner of the property conveyed to L.F. Lambert and wife by deed from Tennessee River Conference Association of Seventh Day Adventists, of record in Book 616, Page 150, Register's Office for said county, said point being 207 feet west of the westerly margin of 23rd Avenue, North; thence with the northerly line of said Lot No. 1, westwardly 40 feet to a point; thence at right angles, southwardly 96 feet to the dividing line between Lots 2 and 3; thence with said line, eastwardly 40 feet to a point 57 feet westerly from the southwest corner of said Lambert property; thence parallel with the western boundary line of said Lambert property, northwardly 96 feet to the beginning.

Being the same property conveyed to Frank Reedus, Jr., Betty D. Sims and Gwendolyn Moore by Deed from Donald R. O'Guin, Sr, and wife Catherine Regenia O'Guin, recorded January 19, 1980, in Book 5561, Page 846, in the Official Records of Davidson County, Tennessee. The said Frank Reedus, Jr. Having since died intestate, his affidavit of heirship of record in Instrument Number 20090929-0090386, establishing his heirs at law. This property being sold subject to a Court order from the Davidson County, Tennessee Clerk and Master, Docket No. 20-0139-IV, said order being attached as Exhibit A to this Deed.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: 2309 Clarksville Pike, Nashville, TN 37208

LT&E File #18949

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

Remainder of page left intentionally blank, signatures follow

Witness my/our hand(s) this 19th day of May, 2022

Frank Reedus, III, Court Appointed

Duanna Cato, Court Appointed

Anthony Sims, Court Appointed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of May, 2022, before me personally appeared Frank Reedus, III, Duanna Cato and Anthony Sims, to me known to be the person (or persons) to be **Court Appointed agent** pursuant to the Court Order in Davidson County, Tennessee Chancery Court Docket No. 20-0139-IV, the within named bargainor, and that they as such Court appointed **Agent** executed the foregoing instrument for the purpose therein contained, by signing as the Court Appointed agents as their own free act and deed.

Witness my hand, at office, this 19th day of May, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #18949

RECEIVED
AUG - 5 2021
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

ANGELA F. SIMS-EVANS Petitioner, v. ANTHONY FRANK SIMS, FRANK REEDUS, III, BETTY D. SIMS ANGEL M. SIMS, CANDY REEDUS, PRINCESS L. REEDUS CARMEN MOORE-MINOR, DUANNA CATO, GWENDOLYN M MOORE, MATTIE REEDUS, RONETTA GAUSE, MONIQUE SANDERS, JERMAINE WISEMAN, RONTERESE WISEMAN, Respondents.	)	NF Case No. 20-0139-IV

FILED
2021 AUG 11 AM 11:12
DAVIDSON CO. CHANCERY CT

ORDER FOR SALE OF 2309 CLARKSVILLE PIKE AND SELECTION OF REAL ESTATE AGENT

This matter came to be heard on the 9th day of July, 2021 before the Honorable Chancellor Perkins upon the motion for sale of 2309 Clarksville Pike. Present in court were the following interested parties: Duanno Cato; Angel Sims; Anthony Sims; Candy Reedus; Princess Reedus; Betty Sims; Jermain Wiseman; and attorneys Adam Barber, Tillman Payne, and Robert Green. Based upon the statements of counsel, statements of Candy and Princess Reedus, *pro se*, and a review of the record as a whole, the court hereby grants the motion in part. The court finds it appropriate to sell 2309 Clarksville Pike, Nashville, TN 37208 (hereinafter "Property") through the use of agent/realtor Jeff Pate. The court finds it equitable for realtor/broker Dan Lane to be the listing agent/realtor on the nine (9) remaining properties in the partition action being:

I. 2018 24th Avenue North, Nashville, TN 37208

II. 2020 24th Avenue North, Nashville, TN 37208
III. 2022 24th Avenue North Nashville, TN 37208
IV. 2704 Morena Street, Nashville, TN 37208
V. 2706 Morena Street, Nashville, TN 37208
VI. 2708 Morena Street, Nashville, TN 37208
VII. 1514 10th Avenue North, Nashville, TN 37208
VIII. 1818 26th Avenue North, Nashville, TN 37208
IX. 2509 Scovel Street, Nashville, TN 37208

Furthermore, the court finds it equitable to have a member of each familial unit review/approve contracts for sale. For the sale of 2309 Clarksville Pike, Anthony Sims, Frank Reedus, and Duanna Cato shall have the authority to execute any and all documentation with regard to listing the Property and executing any and all contracts and closing documentation. Furthermore, the court finds it appropriate to distribute the proceeds outright and free of trust to the owners of 2309 Clarksville Pike as found in the Master's Report issued on November 30, 2020. The court finds it appropriate to reimburse Anthony Sims for the payment of real property taxes paid on behalf of the family in the amount of $2,854.76. Said amount shall be reimbursed at closing.

The court makes no findings as to whether the remaining properties shall be sold at this time and what family members shall have the authority to execute the listing agreements and contracts.

IT IS THEREFORE ORDERED that 2309 Clarksville Pike, Nashville, TN 37208 shall be sold by and through the use of Jeff Pate as agent/realtor.

It is, further **ORDERED** that Dan Lane shall be the agent/realtor for the remaining properties as listed above.

It is, further **ORDERED** that Duanna Cato, Frank Reedus, and Anthony Sims have the authority to execute the listing agreement for 2309 Clarksville Pike, Nashville, TN 37208, and

any and all documentation necessary to list the property, agree on a contract price, and execute any and all closing documentation without the necessity of signatures from the remaining owners of said property.

It is, further, **ORDERED** that the proceeds from the sale of 2309 Clarksville Pike, Nashville, TN 37208 shall be distributed as follows:

Individual	Relationship	Interest
Betty Sims		1/3rd
Gwendolyn Moore		1/3rd
Frank Reedus, III	Son	1/27th
Angela F Sims	Daughter	1/27th
Candy Reedus	Daughter	1/27th
Princess Reedus	Daughter	1/27th
Carmen Moore-Minor	Daughter	1/27th
Ronald Martin (deceased)	Son	
Ronterese Wiseman	Grandson	1/108th
Jermaine Wiseman	Grandson	1/108th
Monique Sanders	Granddaughter	1/108th
Ronnetta Gause	Granddaughter	1/108th
Angel M. Sims	Daughter	1/27th
Anthony F. Sims	Son	1/27th
Duanna Cato	Daughter	1/27th

It is, further, **ORDERED** that Anthony Sims shall be reimbursed for the payment of real property taxes on 2309 Clarksville Pike Nashville, TN 37208 on or about May 28, 2021 in the amount of 2,854.76. Said reimbursement shall be paid at the closing of the aforementioned property.

It is, further, **ORDERED** that by separate order of court, the objections filed in this cause shall be set for final hearing to determine whether the Court shall uphold the Master's Report, change provisions of the Master's Report, or remand with directions.

Entered this the ____ day of August, 2021.

HONORABLE CHANCELLOR PERKINS

APPROVED FOR ENTRY:

Matt Potempa (025640)
Adam Barber (031014)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
mpotempa@mhpslaw.com
abarber@mhpslaw.com

Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that the foregoing document was sent by postage prepaid first-class mail or electronic mail with permission to the following:

Matti Reedus
Schrader Acres Assisted Living Facility
1204 Schrader Acres Drive
Nashville, TN 37208

Princess Reedus
3039 Ewingdale Drive
Nashville, TN 37207

Candy Reedus
801 Belaire Drive
Smyrna, TN 37167

Gwendolyn M. Moore
1620 Chase Street
Nashville, TN 37216

Betty D. Sims
3933 Tucker Road
Nashville, TN 37218

Ronterese Wiseman
401 Shadetree Court
Nashville, TN 37207

Jemaine Wiseman
1409 Rivergate Meadows
Goodlettsville, TN 37072

Monique Sanders
721 Due West Ave. Apt. E-204
Madison, TN 37115

Robert Green
4121 Clarksville Pike, Ste 8
Nashville, TN 37218
chilig53@comcast.net

Ronnetta Gause
16104 E. 76th Street
Kansas City, MO 64139

Frank Reedus, III
5557 Traceside
Nashville, TN 37221

Carmen Moore-Minor
1135 Cherbron Drive
Nashville, TN 37207

Duanna Catto
629 Vanoke Drive
Madison, TN 37115

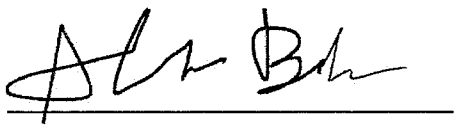
Angel M. Sims
2712 O'Neal Drive
Nashville, TN 37208

Anthony Frank Sims
4001 Tucker Road
Nashville, TN 37218

Angela Sims Evans
4324 Shady Dale Rd
Nashville, TN 37218

Tillman Payne
4117 Hillsboro Pike, Ste 03-193
Nashville, TN 3721
Office@tillmanpaynelaw.com

This 3rd day of August, 2021,



I, Dana L Thomas, 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 this 19th day of May, 2022

Dated 5-20-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this _____ day of May, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY