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

Karen Johnson Davidson County
Batch# 865592 DEEDWARR
06/01/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220601-0063176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$200,000.00**

Subscribed and sworn to before me this 2 day of May, 2025.

RUSSELL FREEMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public **Affiant**
My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Beverly Barron & William Barron 2557 Greer Rd Goodlettsville TN 37072	**Same as New Owner:**	**031-00-0-063.00**

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 **BEVERLY T. BARRON AND DEBORAH T. AYERS, CO EXECUTORS OF THE ESTATE OF RUTH P. TOWNS,** have this day bargained and sold, and does hereby transfer and convey unto the said **BEVERLY T. BARRON AND WILLIAM RALPH BARRON, WIFE AND HUSBAND,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, being a part of the original W. A. Pewitt Tract, more particularly described as follows:

BEGINNING at a point, a drain, in the center of a 15-foot private roadway, said point being 459 feet northeastwardly, as measured with a branch, from Masters' east line; running thence with the center of said roadway, S. 88 1/4° E. 816.6 feet to another drain; thence S. 44-3/4° W. 30 feet to the center of a branch; thence with the meanders of said branch, N. 70 1/2° W. 25 feet, S. 67 1/4° W. 359 feet, S. 89 1/2° W. 173 feet, N.60° W. 300 feet; thence leaving said branch, N. 10° W. 17.3 feet to the beginning, containing 2.70 acres, more or less.

Being the same property conveyed to LAWRENCE R. TOWNS AND WIFE, RUTH P. TOWNS, by deed from VIOLA CANTRELL, of record in Book 8665, page 685, dated June 26, 1992, said Register's Office. The said Lawrence Robert Towns having since died on or about January 19, 2017, leaving Ruth Mae Towns the surviving tenant by the entirety. The said Ruth Mae Towns died testate on or about March 11, 2021. Pursuant to the terms of her will of record in Docket No. 21P1250 in the 7th Civil District Probate Court Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of BEVERLY T. BARRON AND DEBORAH T. AYERS, CO EXECUTORS OF THE ESTATE OF RUTH P. TOWNS.

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 Grantee, her 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 Grantee, her 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 our hands this 2 day of May, 2022.

x Beverly T Barron

BEVERLY T. BARRON, CO EXECUTOR OF THE ESTATE OF RUTH P. TOWNS

x Deborah T Ayers

DEBORAH T. AYERS, CO EXECUTOR OF THE ESTATE OF RUTH P. TOWNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **BEVERLY T. BARRON**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, Co-Executor of the Estate of Ruth P. Towns executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell Freeman, a Notary Public in and for said County and State, **DEBORAH T. AYERS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, Co-Executor of the Estate of Ruth P. Towns executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of May, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 5/2/22 [DATE].

AFFIANT SIGNATURE

5/20/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 20 day of May, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

