State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Amanda Bimmer
Affiant

Karen Johnson Davidson County
Batch# 871310 **DEEDWARR**
06/14/2022 11:25:07 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20
20220614-0067529

Subscribed and sworn to before me, this 10th day of June, 2022.

Notary Public:
My Commission Expires:

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/8/24

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Tamara Fyke 3042 Hummingbird Drive Nashville TN 37218	New Owner	059-13-0-027.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Misty R. Jennings as Administrator of the Estate of Billy Ray Lovell, and Misty R. Jennings, Betty J. Lee and Cynthia F. Stiltner as Heirs at Law of Billy Ray Lovell** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Tamara Fyke, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 176 on the Plan of Treppard Heights Subdivision, Section No. 9, of record in Plat Book 2854, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Eugene D. Lovell and wife, G. Frances Lovell, by Warranty Deed from Samuel E. Harding and wife, Lillian J. Harding, dated 3/31/1965 and recorded 4/1/1965 in Book 3875, Page 834, in the Register's Office of Davidson County, Tennessee. The said Eugene D. Lovell having since died on or about April 27, 1973, leaving subject property vested in G. Frances Lovell as surviving tenant. The said G. Frances Lovell, also known as Georgia Frances Lovell, having since died on or about February 17, 1993, thereby vesting subject property in Billy Ray Lovell, pursuant to her Last Will and Testament recorded 8/5/1994 in Book 9429, Page 911, in the Register's Office of Davidson County, Tennessee.The said Billy Ray Lovell having since died, intestate, on January 17, 2022, with his Estate being probated under Case No. 22P-272 in the Probate Court for Davidson County, Tennessee. Upon his death, subject property passed to his heirs at law, Misty R. Jennings, Betty J. Lee and Cynthia F. Stiltner, with Misty R. Jennings being appointed Administrator by Order filed 5/11/2022.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 2854, Page 103, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 3042 Hummingbird Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 10th day of June, 2022.

Estate of Billy Ray Lovell

BY: _____
Misty R. Jennings, Administrator

By: _____
Misty R. Jennings as Heir at Law of Billy Ray Lovell

By: _____
Betty J. Lee as Heir at Law of Billy Ray Lovell

BY: _____
Cynthia F. Stiltner as Heir at Law of Billy Ray Lovell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Misty R. Jennings with whom I am personally acquainted who proved herself to be Administrator of the Estate of Billy Ray Lovell, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of June, 2022.

Commission Expires: 10/18/22

_____
Notary Public:

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Misty R. Jennings, Betty J. Lee and Cynthia F. Stiltner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of June, 2022.

Commission Expires:

10/18/22

_____
Notary Public:

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY