NEW OWNER:
Ten 10 Properties, LLC
304 Elberta St
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-244

MAP & PARCEL
119-05-0-027.00

Space for Recorder's Stamp
Karen Johnson Davidson County
Batch# 888304 DEEDWARR
07/13/2022 02:49:30 PM 9 pgs
Fees: $48.00 Taxes: $1,905.50
20220713-0080710

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($515,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Faith Therber Fairhope and Glory Davis, Co-Administrators & Heirs-at-Law, and Estate of Betty Sue Therber, Jonathan Wade Therber, Executor, Marvin Kent Therber, Darlene Therber Frick, Angela Gaye Therber, Deborah Therber, and Roger Therber, Heirs-at-Law, of the Estate of Franklin D. Therber, Sr.** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Ten 10 Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 75.66 feet of Lot No. 7 of Block No. 28 on the Map of Resubdivision of Part of Cumberland Industries,, as of record in Book 161, page 166, Register's Office for said County.

Said part of Lot No. 7 fronts 75.66 feet on the Northerly side of Elberta Street, and runs back between parallel lines 248 feet to the South line of Lot No. 3.

Being the same property conveyed to Franklin D. Therber and wife, Tillie Irene Haynes Therber by Warranty Deed from Darlene D. Therber, an unmarried person of record in Book 7997, Page 917, Register's Office for Davidson County, Tennessee, dated December 01, 1989 and recorded on December 04, 1989.

Tillie Irene Haynes Therber passed away on December 19, 1998, and had remained married to Franklin D. Therber, without intervening legal separation or divorce, from the time of

acquisition of this property until her passing, thereby vesting title in J. Brent Hurd as surviving tenant by the entirety.

Franklin D. Therber died intestate on June 18, 2012 leaving eight (8) heirs at law, Betty Therber, Marvin Kent Therber, Darlene Therber Frick, Roger Therber, Deborah Therber, Faith Therber Fairhope, Glory Davis, and Angela Gaye Therber. Probate for the Estate of Franklin D. Therber was opened in the Chancery Court for Cheatham County, Tennessee at Ashland City, Docket No. P-2228, and Faith Mayton n/k/a Faith Therber Fairhope and Glory Davis were appointed Co-Administrators.

Betty Sue Therber died testate on April 22, 2022 leaving one (1) heir at law, Jonathan Wade Therber. Probate for the Estate of Betty Sue Therber was opened in the Chancery Court for Sumner County, Tennessee, Docket No. 22PR-301 and Jonathan Wade Therber was appointed Executor.

This is IMPROVED property also known as 304 Elberta Steet, Nashville, TN 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of June, 2022.

ESTATE OF FRANKLIN D. THERBER, SR.

By: Faith Therber Fairhope
Faith Therber Fairhope,
Co-Administrator & Heir-at-Law

By: _____
Glory Davis,
Co-Administrator & Heir-at-Law

State of Tennessee
County of Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30th day of June, 2022

Notary Public

SANDY BAILENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10.2.23

acquisition of this property until her passing, thereby vesting title in J. Brent Hurd as surviving tenant by the entirety.

Franklin D. Therber died intestate on June 18, 2012 leaving eight (8) heirs at law, Betty Therber, Marvin Kent Therber, Darlene Therber Frick, Roger Therber, Deborah Therber, Faith Therber Fairhope, Glory Davis, and Angela Gaye Therber. Probate for the Estate of Franklin D. Therber was opened in the Chancery Court for Cheatham County, Tennessee at Ashland City, Docket No. P-2228, and Faith Mayton n/k/a Faith Therber Fairhope and Glory Davis were appointed Co-Administrators.

Betty Sue Therber died testate on April 22, 2022 leaving one (1) heir at law, Jonathan Wade Therber. Probate for the Estate of Betty Sue Therber was opened in the Chancery Court for Sumner County, Tennessee, Docket No. 22PR-301 and Jonathan Wade Therber was appointed Executor.

This is IMPROVED property also known as 304 Elberta Steet, Nashville, TN 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of June, 2022.

ESTATE OF FRANKLIN D. THERBER, SR.

By: _____
Faith Therber Fairhope,
Co-Administrator & Heir-at-Law

By: Glory Davis
Glory Davis,
Co-Administrator & Heir-at-Law

****SIGNATURES CONTINUE ON NEXT PAGE****

By: _____
Marvin Kent Therber, Heir-at-Law

By: _____
Darlene Therber Frick, Heir-at-Law

By: _____
Angela Gaye Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

By: _____
Deborah Therber, Heir-at-Law

By: _____
Faith Therber Fairhope, Attorney-in-Fact

By: _____
Roger Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

Estate of Betty Sue Therber

By: _____
Estate of Betty Sue Therber
Jonathan Wade Therber, Executor

STATE OF MONTANA

COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Franklin D. Therber, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Faith Therber Fairhope, Co-Administrator and Heir-at-Law** of the Estate of Franklin D. Therber, Sr., the within-named bargainor, and as such Co-Administrator, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Co-Administrator.

WITNESS my hand and official seal at office this _____ day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: _____

****SIGNATURES CONTINUE ON NEXT PAGE****

By: _____
Marvin Kent Therber, Heir-at-Law

By: _____
Darlene Therber Frick, Heir-at-Law

By: _____
Angela Gaye Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

By: Deborah Therber
Deborah Therber, Heir-at-Law

By: Faith Therber Fairhope AIF
Faith Therber Fairhope, Attorney-in-Fact

By: _____
Roger Therber, Heir-at-Law

By: _____
Glory Davis, Attorney-in-Fact

By: _____
Estate of Betty Sue Therber
Jonathan Wade Therber, Executor

STATE OF MONTANA
COUNTY OF Park

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Franklin D. Therber, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Faith Therber Fairhope, Co-Administrator and Heir-at-Law** of the Estate of Franklin D. Therber, Sr., the within-named bargainor, and as such Co-Administrator, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Co-Administrator.

WITNESS my hand and official seal at office this 29 day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: _____

LISA FABIAN NOTARIAL SEAL STATE OF MONTANA
LISA FABIAN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
January 12, 2024

STATE OF MONTANA

COUNTY OF Park

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Faith Therber Fairhope**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Deborah Therber**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of June, 2022.

NOTARY PUBLIC

My commission expires: _____

LISA FABIAN NOTARIAL SEAL STATE OF MONTANA

LISA FABIAN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
January 12, 2024

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Betty Sue Therber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Jonathan Wade Therber, Executor** of the Estate of Betty Sue Therber, the within-named bargainor, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executor.

WITNESS my hand and official seal at office this _____ day of June, 2022.

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ 515,000.00.

AFFIANT

Sworn to and subscribed to before me this _____ day of June, 2022.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Franklin D. Therber, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Glory Davis, Co-Administrator and Heir-at-Law** of the Estate of Franklin D. Therber, Sr., the within-named bargainor, and as such Co-Administrator, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Co-Administrator.

WITNESS my hand and official seal at office this 30th day of June, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Marvin Kent Therber, Darlene Frick Therber**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Glory Davis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Roger Therber and Angela Gaye Therber,** the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

STATE OF MONTANA

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Faith Therber Fairhope**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Deborah Therber,** the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of June, 2022.

_____

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Betty Sue Therber,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Jonathan Wade Therber, Executor** of the Estate of Betty Sue Therber, the within-named bargainor, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executor.

WITNESS my hand and official seal at office this 30th day of June, 2022.

_____

NOTARY PUBLIC

My commission expires: 5-21-25

****

The actual consideration or value, whichever is greater, for this transfer is $ **515,000.00**.

_____

AFFIANT

Sworn to and subscribed to before me this _____ day of June, 2022.

_____

NOTARY PUBLIC

My commission expires: _____

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.30.22.

Affiant Signature

6.30.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of June, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON