Karen Johnson Davidson County
Batch# 901811 DEEDWARR
08/10/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220810-0091103

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4955-WE

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 2022

Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Treece	New Owner	
7570 Bidwell Road		014-00-0-047.00
Joelton, TN 37080		
(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, **Laurie Bifaro, Executor and Sole Devisee under the Last Will & Testament of Dennis H. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby R. Treece, a married person**

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:

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, Engineer, dated April 12, 1969, as follows:

Beginning at a point in the Easterly margin of Bidwell Road and the center of Long Creek (being also the beginning point of the real estate heretofore conveyed to Truman E. Durham, and wife, by deed of record in Book 4342, Page 983, said Register's Office); thence with the center of Long Creek, North 72 degrees 13 minutes East 116 feet, more or less, to an iron pin; thence North 1 degree 21 minutes West 181.7 feet, more or less, to an iron pin by a 20 inch oak; thence North 3 degrees 58 minutes East 819.7 feet, more or less, to an iron pin, thence North 73 degrees 13 minutes West 9.9 feet, more or less, to an iron pin in the Easterly right-of-way of Bidwell Road; thence with the Easterly margin of said road 1,102.6 feet to the point of beginning.

Being the same property conveyed to Dennis H. Smith, unmarried by Warranty deed from David R. Garner and wife, Carmen Garner of record in Instrument No. 20090813-0076401 Register's Office for Davidson County, Tennessee, dated August 13, 2009 and recorded on August 13, 2009.

Said Dennis H. Smith became deceased on February 02, 2022 leaving Last Will and Testament filed for Probate in Docket No. 22P497, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Laurie Bifaro is named Executor of the Estate of Dennis H. Smith, deceased.

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 is __ unimproved _X_ improved property known as **7570 Bidwell Road, Joelton, TN 37080**

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.

Witness our hands this the 9 day of August, 2022

By: Laurie Bifaro
Laurie Bifaro, Executor

Laurie Bifaro
Laurie Bifaro, Sole Devisee

STATE OF Texas
COUNTY OF collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laurie Bifaro,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of August 2022.

My Commission expires: 04/16/2026 Turkessa Nannette Quick Notary Public, State of Texas

Notary Public Turkessa Nannette Quick

NOTARY PUBLIC STATE OF TEXAS

Turkessa Nannette Quick
ID NUMBER
131532233
COMMISSION EXPIRES
April 16, 2026

Notarized online using audio-video communication

Certificate of Authenticity

I, Kathy Lee, 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 8/9/22.

Date

Affiant Signature

8/9/22
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 9th day of August, 2022

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON