Karen Johnson Davidson County
Batch# 924591 DEEDWARR
10/03/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20221003-0108686

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

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$455,000.00**

Subscribed and sworn to before me this 30th day of September, 2022.

Notary Public **Affiant**

My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
M Squared, LLC 4414 Brush Hill Rd Nashville TN 37216	Same as new owner	072-16-0-116.00

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 **LON EARL ROBERTS AND JANETTE L. ROBERTS, CO-EXECUTORS OF THE ESTATE OF WILLENE ROBERTS and LON EARL ROBERTS** have this day bargained and sold, and do hereby transfer and convey unto the said **M SQUARED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Plan of Peerman Heights, of record in Book 2133, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLENE ROBERTS, UNMARRIED, by deed from W.T. SHOCKLEY, SR. AND WIFE, EVA HUDSON SHOCKLEY, of record in Book 4489, page 76, dated March 26, 1971, said Register's Office.

WILLENE ROBERTS died testate on or about February 27, 2022. Pursuant to the terms of her Last Will & Testament of record in Docket No. 22P717, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Said property is to be administered as part of the probate estate, by LON EARL ROBERTS AND JANETTE L. ROBERTS, AS CO-EXECUTORS OF THE ESTATE OF WILLENE ROBERTS pursuant to said Last Will & Testament.

Lon Earl Roberts joins in this conveyance to convey any interest he has in the property as beneficiary of said Last Will & Testament.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

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, their 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, their 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202210030108686

Witness my hand this 30th day of September, 2022.

Lon Earl Roberts

LON EARL ROBERTS, CO-EXECUTORS OF THE ESTATE OF WILLENE ROBERTS

Janette L Roberts

JANETTE L. ROBERTS, CO-EXECUTORS OF THE ESTATE OF WILLENE ROBERTS

Lon Earl Roberts

LON EARL ROBERTS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, RUSSELL E. FREEMAN, a Notary Public in and for the State and County aforesaid, personally appeared **LON EARL ROBERTS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Co-Executor of The Estate of Willene Roberts, the within named bargainer, and that he as such Co-Executor of The Estate of Willene Roberts, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2022.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC My Commission Expires: 12/03/2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, RUSSELL E. FREEMAN, a Notary Public in and for the State and County aforesaid, personally appeared **JANETTE L. ROBERTS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Co-Executor of The Estate of Willene Roberts, the within named bargainer, and that she as such Co-Executor of The Estate of Willene Roberts, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2022.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC My Commission Expires: 12/03/2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, RUSSELL E. FREEMAN, a Notary Public in and for said County and State, **LON EARL ROBERTS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2022.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC My Commission Expires: 12/03/2024

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 30, 2022**.

Date

Affiant Signature

September 30, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025