Karen Johnson Davidson County
Batch# 938494 DEEDWARR
11/07/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20221107-0119508

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$150,000.00**

Subscribed and sworn to before me this 31st day of October, 2022.

Notary Public **Affiant**

My Commission Expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bridger Simons **830 Seymour Avenue** **Nashville, TN 37206**	Same as new owner.	**051-12-0-112.00**

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 **BENJAMIN RYAN FREEMAN AND KELLEY MICHELLE FREEMAN, CO-ADMINISTRATORS OF THE ESTATE OF BILLY RENO FREEMAN** have this day bargained and sold, and do hereby transfer and convey unto the said **BRIDGER SIMONS, A SINGLE MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on an unrecorded subdivision of the Old Hayesboro Park Lot, as shown on the Plan of Montague Park Subdivision, as recorded in Book 421, Page 141, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 begins in the Southerly margin of Beech Avenue 200 feet Westwardly from the intersection of Beech Avenue and Fern Drive, at the Southwestern corner thereof, and runs Westwardly with the Southerly margin of Beech Avenue 100 feet; then Southerly at right angles to said Beech Avenue 158.2 feet to a two foot strip in the rear; thence Easterly 100 feet to a point in the Northerly margin of said two foot strip, being the Southwesterly corner of Lot No. 3 conveyed to Paul Stumb, Jr., C.P. Clark; thence Northerly with the Westerly margin of said Lot No. 3, said Stumb and Clark's line 160.8 feet to the beginning.

Being the same property conveyed to Billy R. Freeman and Shannon L. Wade by Cash Deed For Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9737, Page 247, Register's Office for Davidson County, Tennessee, dated July 19, 1995 and recorded on July 21, 1995.

Being the same property conveyed to Billy R. Freeman by Quitclaim Deed from Billy R. Freeman and Shannon L. Wade of record in Book 10610, Page 956, Register's Office for Davidson County, Tennessee, dated September 10, 1997 and recorded on September 17, 1997.

BILLY RENO FREEMAN has since died intestate on or about June 25, 2022. Said property is to be administered as part of the probate estate pursuant to the Order Granting The Sale Of Real Estate To Pay Debts Of Decedent, dated September 29, 2022, of record in Case No. 22P1367 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Said Order authorizes the Co-Administrators, Benjamin Ryan Freeman and Kelley Michelle Freeman to execute the Warranty Deed.

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, his 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his 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 my hand this 31st day of October, 2022.

BENJAMIN RYAN FREEMAN, CO-ADMINISTRATOR OF THE ESTATE OF BILLY RENO FREEMAN

KELLEY MICHELLE FREEMAN, CO-ADMINISTRATOR OF THE ESTATE OF BILLY RENO FREEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **BENJAMIN RYAN FREEMAN, CO-ADMINISTRATOR OF THE ESTATE OF BILLY RENO FREEMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Administrator of the Estate of Billy Reno Freeman, as appointed by court Order of record in Docket No. 22P1367 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Co-Administrator on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **KELLEY MICHELLE FREEMAN, CO-ADMINISTRATOR OF THE ESTATE OF BILLY RENO FREEMAN**, 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 and who further acknowledged that she is the Co-Administrator of the Estate of Billy Reno Freeman, as appointed by court Order of record in Docket No. 22P1367 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Co- Administrator on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, Beth Cooper, 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 **October 31, 2022**.

Affiant Signature

October 31, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

31st day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

