Karen Johnson Davidson County
Batch# 944641 DEEDWARR
11/23/2022 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $936.10
20221123-0124111

JAMES ROBERT BATES, EXECUTOR
OF THE ESTATE OF JAMES RONALD BATES,
DECEASED

TO: WARRANTY DEED

MARK SMITH

THIS WARRANTY DEED OF REALTY, executed as of the 22nd day of November, 2022, by Grantor, JAMES ROBERT BATES, EXECUTOR OF THE ESTATE OF JAMES RONALD BATES, DECEASED, to Grantee, MARK SMITH,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the 9th Civil District of Davidson County, Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee, being the southwest part of Tract No. 3 on the map of the Forest Park Acreage Tracts at Madison, Tennessee, as of record in Book 843, Page 45, of the Register's Office for Davidson County, Tennessee.

Said part of Tract No. 3 fronts 100 feet on the easterly side of Forest Park Road and runs back between parallel lines along the North line of Lot No. 4, 300 feet to a dead line.

Being the same property conveyed to Mary Helen Bates and husband James Bates by Quitclaim Deed from Victor Hazelwood, Trustee, further by Mary Helen Bates f/k/a Mary Helen Miller, dated March 30, 1999, recorded April 15, 1999 at 2:58 PM, appearing of record in Book 11433, Page 678, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Milton Edward Miller and wife, Mary Helen Miller by Deed from Greer Evans and wife Virginia Evans, dated September 14, 1979, recorded September 17, 1979 at 2:27 PM, appearing of record in Book 5499, Page 624, Register's Office for Davidson County, Tennessee.

Mary Helen Bates died December 28, 2016 leaving James Bates a/k/a James Ronald Bates, the surviving tenant by the entirety. The said James Bates a/k/a James Ronald Bates, a resident of Davidson County, Tennessee, died testate, May 2, 2022. The duly witnessed Last Will and Testament of James Ronald Bates was admitted for probate in the Probate Court for Davidson County, Tennessee, Docket No.: 22P1520, on September 29, 2022, with James Ronald Bates appointed as Executor of The Estate of James Ronald Bates, Deceased; Letters of Testamentary issued October 7, 2022.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR:

THE ESTATE OF JAMES RONALD BATES, DECEASED

JAMES ROBERT BATES, Executor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES ROBERT BATES, Executor of the Estate of James Ronald Bates, Deceased, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22nd day of November, 2022

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Mark Smith
5444 Brick Church Pike
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
307 Forest Park Rd.
Madison, TN, 37115

Map and Parcel No.
043-13-0-406.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $253,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of November, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

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 11-22-22.

Affiant Signature

11-22-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of November, 2022.

Notary Signature

My Commission Expires: ~~5/9/2026~~ 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO