WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011221 DEEDWARR
06/05/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230605-0042478

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harleigh Taylor	Primis Mortgage Company	048 00 179.00
(NAME)	(NAME)	
4748 Eatons Creek Road	1001 Military Cutoff Rd., Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Wilmington, NC 28405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Eddie Sam Frierson Jr. and Shelia A. Frierson, widowed, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Harleigh Taylor, unmarried and Samuel Walls, unmarried, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Clarence Biggs One Lot Subdivision, as of record in Book 5060, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eddie S. Frierson, Sr. by Warranty Deed from William G. Byrd and wife, Reba C. Byrd, dated 08/19/1981, of record in Book 5785, Page 300, Register's Office for Davidson County, Tennessee.

The said Eddie Sam Frierson, Sr. died intestate on 10/27/2020, leaving the said Eddie Sam Frierson, Jr. and his wife Shelia A. Frierson as his/her sole heirs at law as evidenced in Affidavit of Heirship being Recorded in Instrument No. 20210916-0124532, in the Register's Office for Davidson County, Tennessee.

Regarding Eddie Sam Frierson Jr., this property is not a marital residence 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 similar statute.

Eddie Sam Freirson Jr. being one and the same as Eddie S. Freirson, Jr.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4748 Eatons Creek Road, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of June, 2023.

Eddie Sam Frierson Jr.

Shelia A. Frierson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Frierson and Shelia Frierson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of June, 2023.

Notary Public:
My Commission Expires: 3/9/2027

John M. Wells
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 6/1/23.

Date

Celia Stewart Rouse

Affiant Signature

6/1/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of June, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY