Karen Johnson Davidson County
Batch# 1016046 DEEDWARR
06/16/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20230616-0046151

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 **$251,000.00.**

Subscribed and sworn to before me this 16th day of June, 2023.

Notary Public **Affiant**

My Commission Expires: _____

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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
William J. Anderson **1906 Linden Avenue** **Nashville, TN 37212**	Same as New Owner.	053-03-0-208.00

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 **KENNETH R. HANELINE AND BRENDA HANELINE, AS CO-EXECUTORS OF THE ESTATE OF DORIS MARIE GUILL,** have this day bargained and sold, and do hereby transfer and convey unto the said **WILLIAM J. ANDERSON, MARRIED**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 181, as shown on the map entitled Plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, 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 DORIS M. LASSITER GUILL, by deed from LAWRENCE H. MCCANTS AND WIFE, RONA MCCANTS, of record in Book 6122, page 890, dated August 24, 1983, said Register's Office

The said DORIS M. LASSITER GUILL, being one and the same person as DORIS MARIE GUILL, died testate on or about November 2, 2022. Pursuant to the terms of her Will of record in Docket No. 22P-2292 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered by KENNETH R. HANELINE AND BRENDA HANELINE, AS CO-EXECUTORS OF THE ESTATE OF DORIS MARIE GUILL, as part of the probate estate. A certified copy of said Will is of record as Instrument No. 20230127-0006162, said Register's Office.

This improved property known as: 1307 Birdsall St, Old Hickory, Tennessee 37138.

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.

We further covenant and bind myself, our 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.

Witness my hand this 16th day of June, 2023.

Kenneth K Haneline Co-Executor

KENNETH R. HANELINE, AS CO-EXECUTOR OF THE ESTATE OF DORIS MARIE GUILL

Brenda Haneline Co-Executor

BRENDA HANELINE, AS CO-EXECUTOR OF THE ESTATE OF DORIS MARIE GUILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **KENNETH R. HANELINE AND BRENDA HANELINE, AS CO-EXECUTORS OF THE ESTATE OF DORIS MARIE GUILL,** 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 and who further acknowledged that they are the **Co-Executors of the Estate of Doris Marie Guill**, as appointed by court Order of record in **Docket No. 22P-2292 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division** and are authorized to execute this Instrument as the Co-Executors on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 16th day of June, 2023.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **6/16/2023** [DATE].

AFFIANT SIGNATURE

June 16, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **16th** day of **June**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

