Karen Johnson Davidson County
Batch# 1026773 DEEDWARR
07/17/2023 08 56 52 AM 2 pgs
Fees $13 00 Taxes $3,144 63
20230717-0054381

Prepared by

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $849,900 00

Affiant

Subscribed and sworn to before me this 11th day of July, 2023

Notary Public
My Commission Expires
3/20/2024

DANA B. MARLOW
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 3/20/24
COUNTY OF DICKSON

File No 2023-734

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Eric Thornton	New Owner	
702 East College St Ste 200 Dickson, TN 37055		104-16-0-184

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marcy Lee Winters Fielder, Executrix of Estate of David Beckett Frese

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Eric Thornton, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No 8 and 9 on the Plan of Daniel McIntyre, Sr Deceased, Subdivision of record in Plat Book 3, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to David Beckett Frese by Warranty deed from George W Franklin and wife, Justina Franklin of record in Book 6666, page 196, Register's Office for Davidson County, Tennessee, dated September 26, 1985 and recorded on September 26, 1985

Being the same property conveyed to David Beckett Frese and Tom Christenbery, husband and husband, by Quitclaim Deed from David Beckett Frese, married of record in Instrument No 20200110-0003861 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 10, 2020

Thomas Lee Christenbery died February 16, 2021, leaving David Beckett Frese as the surviving tenant by the entirety The estate of Thomas Lee Christenbery being administered through Davidson County Probate Court, Docket No 21P883

David Beckett Frese died March 29, 2023, his estate being administered through Davidson County Probate Court, Docket No 23P796

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 2002 Beechwood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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

Witness my hands this 10 day of July, 2023

Estate of David Beckett Frese

By Marcy Lee Winters Fielder Executrix
Marcy Lee Winters Fielder, Executrix

STATE OF ARKANSAS
COUNTY OF Craighead

Personally appeared before me, the undersigned, a notary public, Marcy Lee Winters Fielder, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Executor of the Estate of David Beckett Frese the within named bargainor, and that such person as such Executor, being authorized to do so, executed the within instrument for the purposes therein contained

Witness my hand, at office, this 10th day of July, 2023

Notary Signature
My commission expires Mar 28, 2033

LISA LEE
Notary Public - Arkansas
Craighead County
Commission # 12393373
My Commission Expires Mar 28, 2033