NEW OWNER:
Wooden Nickels, LLC
509 Ronnie Road
Nashville, TN 37115

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
080-12-0-042

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-208

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1030170 DEEDWARR
07/25/2023 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $445.04
20230725-0057076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TWENTY THOUSAND TWO HUNDRED EIGHTY TWO AND 00/100 DOLLARS ($120,282.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Eric Holbert, Heir-at-Law of Estate of Mary Jane Terry** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Wooden Nickels, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 357 on the Plan of Bordeaux Hills, Section 2, of record in Book 3600, Page 7, said Register's office.

Said Lot No. 357 fronts 58.0 feet on the southerly side of Snell Boulevard and runs back 156.50 feet on the westerly lot line and 165.7 feet on the easterly lot line to a line in the rear which measures 58.68 feet thereon.

Being the same property conveyed to Larry D. Terry, unmarried by Deed from Jo Anne Justice and husband, Joseph D. Justice, and Edna Shadowens and husband, John J. Shadowens, Glenda Mullins and husband, Bobby Mullins, Betty Martin and husband, John Martin, Wallace Young Sr, and wife, Gloria A. Young, Marie Boyd and husband, Nelson D. Boyd, Roger Young, and wife, Cathy Young, Kenneth Young and wife, Leslie Young of record as Book 7407 Page 490 in the Register's Office for Davidson County, Tennessee, dated November 17, 1987 and recorded on November 19, 1987.

The said Larry D. Terry passed away intestate on Janaury 25, 2000 and had remained married to Mary Jane Terry, without intervening legal separation or divorce from the time of acquisition of this property until his passing, thereby vesting all ownership interest in Mary Jane Terry, the surviving tenant by the entirety as evidenced by the Affidavit recorded May 22, 2000 in Instrument No. 200006220062244, Register's Office for Davidson County. The said Mary Jane Terry passed away unmarried and intestate on May 24, 2021. Mary Jane Terry was survived by one son, Eric Holbert who was the only heir-at-law of her estate. Please see Affidavit of Heirship recorded May 3, 2022 in Instrument No. 20220503-0051284 in the Register's Office for Davidson County, Tennessee.

Being also known as 1474 Snell Boulevard, Nashville, TN 37218

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed

PROPERTY TAXES for the current year shall be prorated

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of July, 2023.

Estate of Mary Jane Terry

By: Eric Holbert

Eric Holbert, Heir-at-Law

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Mary Jane Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Eric Holbert, Heir-at-Law** of the **Estate of Mary Jane Terry**, the within-named bargainor, and as such Personal Representative, being given the authority to so do, executed the within instrument on behalf of the Estate by signing his name as such Personal Representative.

WITNESS my hand and official seal at office this 21st day of July, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **120,282.00**.

AFFIANT

Sworn to and subscribed to before me this 21st day of July, 2023.

NOTARY PUBLIC

My commission expires: 5-

TODD A TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 July 21, 2023 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

