Karen Johnson Davidson County
Batch# 1043175 DEEDWARR
08/28/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230828-0067007

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 **$350,000.00**

Subscribed and sworn to before me this 25th day of August, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/2025

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE ELIZABETH G. COOPER

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joshua Guthrie **2913 Steamboat Drive** **Nashville, TN 37214**	Same as New Owner	**062-02-0A-097.00 CO**

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 **Malchijah Barbee, Personal Representative of Estate of Bobby E. Chatman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joshua Guthrie, a single man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 97, as shown on the map entitled River Trace Estates, Phase I, Section 2, Lots: 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, of record in Plat Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to BOBBY E. CHATMAN AND WIFE, LINNETT M. CHATMAN, by deed from FOX RIDGE HOMES, INC., of record in Book 8712 page 945, dated August 21, 1992, LINNETT M. CHATMAN died on or about February 20, 2016, leaving BOBBY E. CHATMAN as the surviving tenant by the entirety. BOBBY E. CHATMAN died intestate on or about November 25, 2020. Pursuant to the Order dated February 22, 2023, of record in Docket No. 21P152 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property has been brought into the estate.

This is improved property known as: 2913 Steamboat Drive, Nashville, TN 37214

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(s), their 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(s), 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 August 25, 2023 day of August, 2023.

Estate of Bobby E. Chatman

Malchijah Barbee, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared **Malchijah Barbee, Personal Representative of Estate of Bobby E. Chatman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Personal Representative of the Estate Of Bobby E. Chatman, as appointed by court Order of record in Docket No. 21P152 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25th day of August, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY