Karen Johnson Davidson County
Batch# 1052973 DEEDWARR
09/22/2023 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20230922-0074627

Name and Address of New Owner:
Equity Trust Company, Custodian FBO Jack Friedman IRA
2922 Clay Lick Road
Nashville, TN 37189

Send Tax Bills To:
Jack Friedman
1007 Carolyn Ave
Nashville, TN 37216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 022-00-0-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah Knight, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Equity Trust Company, Custodian FBO Jack Friedman IRA,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Beginning at an iron pin (new), in the northerly margin of Clay Lick Road, said iron pin being located from an iron pin (new), in the northerly margin of Clay Lick Road, a corner of a tract of land which belongs to Christopher M. White, having a deed reference in Deed Book 8022, Page 305, RODCT, S 87°23'35" W, 101.72 feet, to the point of beginning, the southeast corner of this tract and continuing with the northerly margin of Clay Lick Road, as follows:

with a curve to the left, having a radius of 573.27 feet, an arc distance of 6.75 feet, and a chord bearing and distance of S 81°57'58" W, 6.75 feet to an iron pin (new); thence, S 81°37'44" W, 216.63 feet to an iron pin (new), in the northerly margin of Clay Lick Road, a corner of a tract of land which belongs to Glen Kane, having a deed reference in Deed Book 4708, Page 543, RODCT; thence, N 83°02'21" W, 440.30 feet to an iron pin (old), a corner of said tract of land which belongs to Glen Kane, in the easterly boundary of a tract of land which belongs to James R. Buck, having a deed reference in Deed Book 5362, Page 210, RODCT; thence with the boundary of said tract of land which belongs to James R. Buck, as follows: N 54°26'59" E, 595.69 feet to an iron pin (old); thence, N 68°24'54" E, 346.30 feet to an iron pin (old), a corner of said tract of land which belongs to James R. Buck; thence with a new line, as follows: S 50°56'10" E, 129.16 feet to an iron pin (new); thence, S 39°03'50" W, 411.99 feet to an iron pin (new); thence, S 06°33'33" E, 93.96 feet, to the point of beginning, containing 5.03 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 15, 2016.

Everett Anderson having become deceased, leaving Mildred Anderson. Mildred Anderson having become deceased on or about November 6, 2022. Order admitting will to probate in December 12, 2022 and

Deborah Knight appointed Executrix of the Estate of Mildred Lorene Anderson, deceased.

Being part of the same property conveyed to Deborah Knight by Executor's Deed from Deborah Knight, Executrix for the Estate of Mildred Lorene Anderson, dated May 5, 2023 and recorded June 22, 2023 in Instrument No. 20230622-0047312, Register's Office of Davidson County, Tennessee.

This property more commonly known as 2922 Clay Lick Road, Nashville, TN 37189

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 § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of September, 2023.

Deborah Knight (SEAL)
Deborah Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2023, before me personally appeared Deborah Knight, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

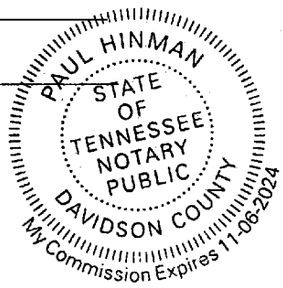
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jack Friedman
(Affiant)

Sworn to and subscribed before me this
20th day of September, 2023.

Notary Public
My commission expires:
File No. 2023-6354-SK



I, Kara Wall, 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 9/20/23 (date of document).

Affiant Signature

Date 9/22/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025