Karen Johnson Davidson County
Batch# 1066562 DEEDWARR
10/31/2023 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,442.63
20231031-0085047

ADDRESS NEW OWNER AS:
Thaddeus Sparkman & Crista Hooven
802 South 14th Street
Nashville, TN 37206

SEND TAX BILLS TO:
~~New Owner~~ BH
Cross Country Mortgage, LLC
2160 Superior Ave.
Cleveland, OH 44114

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Group 007-00-0
Parcel 032.00, 031.00 & 190.00

THIS DEED OF CONVEYANCE, executed and delivered by **Jamie Ann Carr, Holly Marie Jones** and **Katie Brooke Jones**, hereinafter called the Grantors, to **Thaddeus Sparkman** and **Crista Hooven**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract 1:
Being Parcel 32.00 on Davidson County Property Map 007-00 and being more particularly described according to a survey prepared by J.L. Whitson, RLS #1732, dated August 22, 2023 as follows:

Beginning at an Iron Rod (Old) located on the northerly right-of-way of Old Springfield Pike, being the southeast corner of the Billy R. Pruett, et ux property, of record in Deed Book 10835, Page 655, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property; Thence, leaving the northerly right-of-way of Old Springfield Pike and following the easterly boundary of said Pruett property, North 34 Degrees 30 Minutes 13 Seconds East, 211.28 Feet to an Iron Fence Post (Old) on the southerly boundary of the Kane Konnections, LLC property, of record in Instrument No. 20150309-0019808, Register's Office for Davidson County, Tennessee, also being the northeast corner of said Pruett property; Thence, following the southerly boundary of said Kane Konnections, LLC property, generally with a fence, South 50 Degrees 23 Minutes 07 Seconds East, 104.74 Feet to a Concrete Monument (Old), being the southeast corner of said Kane Konnections, LLC property, also being the northwest corner of the Billy Ray Pruett, et ux property, of record in Deed Book 8913, Page 831, Register's Office for Davidson County, Tennessee; Thence, following the westerly boundary of said Pruett property, South 42 Degrees 43 Minutes 32 Seconds West, 224.51 Feet to a Mag Nail (New) located in an existing concrete driveway on the northerly right-of-way of Old Springfield Pike; Thence, following the northerly right-of-way of Old Springfield Pike, North 39 Degrees 49 Minutes 45 Seconds West, 75.00 Feet to the Point of Beginning. Containing 19,370 square feet or 0.44 acres.

Tract 2:
Being Parcel 31.00 on Davidson County Property Map 007-00 and being more particularly described according to a survey prepared by J.L. Whitson, RLS #1732, dated August 22, 2023 as follows:

Beginning at a Mag Nail (New) located in an existing concrete driveway on the northerly right-of-way of Old Springfield Pike, being the southeast corner of the Billy R. Pruett, et ux property, of record in Deed Book 4551, Page 394, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property; Thence, leaving the northerly right-of-way of Old

Springfield Pike and following the easterly boundary of said Pruett property, North 42 Degrees 43 Minutes 32 Seconds East, 224.51 Feet to Concrete Monument (Old), being the southeast corner of Kane Konnections, LLC property, of record in Instrument No. 20150309-0019808, Register's Office for Davidson County, Tennessee, also being the southwest corner of another Kane Konnections, LLC property, of record in Instrument No. 20100224-0013968, Register's Office for Davidson County, Tennessee; Thence, following the southerly boundary of said Kane Konnections, LLC property, generally with a fence, South 50 Degrees 26 Minutes 01 Seconds East, 73.93 Feet to an Iron Rod (Old), being the northwest corner of the Carole A. Davis property, of record in Instrument No. 20040421-0045526, Register's Office for Davidson County, Tennessee; Thence, following the westerly boundary of said Davis property, South 41 Degrees 29 Minutes 42 Seconds West, 238.95 Feet to an Iron Rod (Old) on the northerly right-of-way of Old Springfield Pike; Thence, following the northerly right-of-way of Old Springfield Pike, North 39 Degrees 50 Minutes 00 Seconds West, 79.62 Feet to the Point of Beginning. Containing 17,690 square feet or 0.41 acres.

Tract 3:
Being Parcel 190.00 on Davidson County Property Map 007-00 and being more particularly described according to a survey prepared by J.L. Whitson, RLS #1732, dated August 22, 2023 as follows:

Beginning at an Iron Rod (Old) located on the northerly right-of-way of Old Springfield Pike, being the southeast corner of the Michael S. Armistead property, of record in Instrument No. 20090526-0047665, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property; Thence, leaving the northerly right-of-way of Old Springfield Pike and following the easterly boundary of said Armistead property, North 34 Degrees 23 Minutes 13 Seconds East, 203.79 Feet to an 8" Hackberry Tree at a fence corner on the southerly boundary of the Wallace P. Mitchell property, of record in Deed Book 10835, Page 658, Register's Office for Davidson County, Tennessee, also being the northeast corner of said Armistead property; Thence, following the southerly boundary of said Mitchell property, generally with a fence, South 48 Degrees 44 Minutes 12 Seconds East, 74.62 Feet to an Iron Rod (Old), being the southeast corner of said Mitchell property, also being the southwest corner of the Kane Konnections, LLC property of record in Instrument No. 20150309-0019808, Register's Office for Davidson County, Tennessee; Thence, following the southerly boundary of said Kane Konnections, LLC property, generally with a fence, South 50 Degrees 23 Minutes 07 Seconds East, 1.34 Feet to an Iron Fence Post (Old), being the northwest corner of the Billy Ray Pruett, et ux property, of record in Deed Book 4551, Page 394, Register's Office for Davidson County, Tennessee; Thence, following the westerly boundary of said Pruett property, South 34 Degrees 30 Minutes 13 Seconds West, 211.28 Feet to an Iron Rod (Old) on the northerly right-of-way of Old Springfield Pike; Thence, following the northerly right-of-way of Old Springfield Pike, North 43 Degrees 10 Minutes 09 Seconds West, 76.80 Feet to the Point of Beginning. Containing 15,609 square feet or 0.36 acres.

Tract 1 being the same property conveyed to Billy Ray Pruett and wife, Frances Ann Pruett by deed from Wayne Tackett and wife, Emma L. Tackett, of record in Deed Book 4551, Page 394, Register's Office for Davidson County, Tennessee.

Tract 2 being the same property conveyed to Billy Ray Pruett and wife, Frances Ann Pruett, by deed from Mary F. Vaughan, a widow, of record in Deed Book 8913, Page 831, Register's Office for Davidson County, Tennessee.

Tract 3 being the same property conveyed to Billy Ray Pruett and wife, Frances Ann Pruett, by deed from Wallace P. Mitchell, a single man, of record in Deed Book 10835, Page 655, Register's Office for Davidson County, Tennessee.

Billy Ray Pruett died on June 3, 2014 thereby vesting title solely in Frances Ann Pruett as surviving tenant by the entireties. Frances Ann Pruett died, testate, a citizen and resident of Davidson County, Tennessee on February 11, 2023. By the terms and conditions of her Last Will and Testament being administered as Case No. 23P435 in the Probate Court for Davidson County, Tennessee, she devised her real property to her daughters, Jamie Ann Carr and Jina Rae Jones, in equal shares. Jina Rae Jones died April 2, 2017, being survived by her daughters, Holly Marie Jones and Katie Brooke Jones as her sole and only survivor at law.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Holly Marie Jones also executes this deed in her capacity of Executor of the Estate of Frances Ann Pruett in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate, especially the right to subject the property to payments of debts and expenses thereof.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

Estate of Frances Ann Pruett

BY: _____, Exec.
Holly Marie Jones, Executor

_____
JAMIE ANN CARR

_____
HOLLY MARIE JONES

_____
KATIE BROOKE JONES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Ann Carr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of October, 2023.

My Commission Expires: _____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Holly Marie Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of October, 2023.

My Commission Expires: _____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

202310310085047

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katie Brooke Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of October, 2023.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Holly Marie Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Executor of the Estate of Frances Ann Pruett, and that she executed the foregoing instrument as such Executor on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of October, 2023.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$389,900.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 26th day of October, 2023.

My Commission Expires:_____ NOTARY PUBLIC/Register

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 07/20/2027

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 26, 2023 (date of document).

Affiant Signature

October 31, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023