Karen Johnson
Batch# 1069264
11/07/2023 10:30:10 AM
Fees: $18.00 Taxes: $1,387.50

Davidson County
DEEDWARR
3 pgs

20231107-0087015

JM-PDP-23-2541

'TY DEEDWORTH
DANA D
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William H. Freeman Trust dated July 1, 2022	**NEW OWNER**	
(NAME)	(NAME)	
3810 Bedford Ave		**084-16-0-134.00 AND 095-04-0-243.00 (NEW SURVEY COMBINES THESE PARCELS)**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNIE WOODSON BUFFINGTON AND G. LAWRENCE WOODSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM H. FREEMAN TRUST DATED JULY 1, 2022,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEGINNING AT AN IRON SPIKE (NEW) ON THE WESTERLY MARGIN OF PARK DRIVE (R.O.W. WIDTH VARIES PUBLIC R.O.W.), SAID ROD BEING THE SOUTHEAST CORNER OF THE NORTHERLY PORTION OF LOT 28, MAP OF DONELSON PARK PLACE (BOOK 547, PAGE 73 R.O.D.C., TN) CONVEYED IN BOOK 6072, PAGE 55 R.O.D.C.,TN AND THE NORTHEAST CORNER OF THE FREEMAN & WOODSON LAND (BOOK 2197, PAGE 583 R.O.D.C., TN) AND BEING LOCATED N 00°47'47" E 143.38 FEET FROM A MAG NAIL (OLD) AT SAID FREEMAN & WOODSON'S SOUTHEAST CORNER AT THE NORTHWEST R.O.W. INTERSECTION OF SAID PARK DRIVE AND OF LEBANON PIKE; THENCE LEAVING SAID WESTERLY MARGIN WITH SAID FREEMAN & WOODSON N 88°25'14" W 139.34 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE DONELSON MISSIONARY BAPTIST CHURCH LAND (BOOK 658, PAGE 298 R.O.D.C., TN); THENCE WITH SAID CHURCH N 06°59'19" W (PASSING THE ORIGINAL NORTHWEST CORNER OF SAID LOT 28 AT 2.86 FEET FOR A TOTAL DISTANCE OF 53.86 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF LOT 26 OF SAID DONELSON PARK PLACE OWNED BY CROWN EMBLEMS, LLC (INSTRUMENT# 20130401-0031903 R.O.D.C., TN); THENCE WITH THE SOUTHERLY LINE OF SAID LOT 26 S 87°41'33" E 146.67 FEET TO A MAG NAIL (OLD) ON SAID WESTERLY MARGIN OF PARK DRIVE; THENCE WITH SAID WESTERLY MARGIN S 00'47'47" W, PASSING THE ORIGINAL NORTHEAST CORNER OF SAID LOT 28 AT 50.00 FEET FOR A TOTAL DISTANCE OF 51.40 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 7478.71 SQ. FT. OR 0.17 ACRES MORE OR LESS ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 09/07/2023 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD, TN. R.L.S. # 1838 .

(Property formerly described on the previous deed as Lot 27 on the plan of Donelson Park Place)
Being a portion of the same property conveyed to Grady Woodson, Jr. by Warranty Deed from R. L. Freeman of record in Book 2859, page 183, Register's Office for Davidson County, Tennessee, dated December 18, 1958 and recorded on December 19, 1958.

(Property formerly described on the previous deed as the northerly part of Lot 28 on the Map of Donelson Park Place)
Being a portion of the same property conveyed to Freeman and Woodson by Deed from Erby S. Fulghum and wife, Jimmie M. Fulghum of record in Book 2197, Page 583, Register's Office for Davidson County, Tennessee, dated September 15, 1953 and recorded on September 23, 1953.

The said Freeman and Woodson, being a partnership composed of Robert Louis Freeman and Grady Woodson, Jr. The said Robert Louis Freeman died testate on April 10, 1973, leaving a Last Will and Testament of record in Will Book 106, Page 665, in the Probate Court for Davidson County Tennessee.

James Richard Freeman was appointed Executor of the Estate of Robert Louis Freeman, and William Howard Freeman, was appointed Trustee of the trust established under the aforesaid will, both being authorized to convey both real and personal property of the decedent.

Being the same property conveyed to Dewey W. Pedigo, Trustee by Quitclaim Deed from Freeman and Woodson, a Partnership composed of Grady Woodson, Jr. and James Richard Freeman, Executor of the Estate of Robert Louis Freeman and William Howard Freeman, Trustee of the trust established in the Will of Robert Louis Freeman, of record in Book 6072, page 55, Register's Office for Davidson County, Tennessee, dated May 25, 1983 and recorded on June 08, 1983, and within the same deed the said Dewey W. Pedigo, Trustee conveyed his interest in the subject property to Grady Woodson, Jr. and wife, Juanita P. Woodson.

The said Grady Woodson, Jr. died on May 8, 1987 and pursuant to his Last will and Testament duly admitted to probate, Case No. 80148, in the Probate Court for Davidson County, Tennessee, subject property referenced above as being formerly described as Lot 27 having vested in his wife, Juanita P. Woodson, as his sole devisee as to all real property he owned at the time of his death. The subject property referenced above as being formerly described as part of Lot 28 having vested in Juanita P. Woodson as surviving tenant by the entirety upon the death of Grady Woodson, Jr.

Subsequently, Juanita P. Woodson died on September 2, 2018, her Last Will and Testament having never been admitted to probate and all the subject property formerly described as Lot 27 and part of Lot 28, now combined and described above according to survey, having vested in her daughter, Connie Woodson Buffington and son, Grady Lawrence Woodson, as her sole heirs at law. See Affidavits of Heirship being recorded simultaneously herewith in Instrument Number 20230929-0076572, Instrument Number 20230929-0076577 and Instrument Number 20231004-0078119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 547, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3902, Page 728, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2541 Park Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~31st DAY OF OCTOBER, 2023~~ CWB Nov. 2, 2023

Connie Woodson Buffington
Connie Woodson Buffington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE WOODSON BUFFINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~31st of October, 2023.~~ 2nd d

Notary Public
My Commission Expires: 3/23/2026
(SEAL)

NOTARY PUBLIC STATE OF TEXAS
MONICA M ADAMS
Notary ID #129678507
My Commission Expires
March 23, 2026

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2023.

G. Lawrence Woodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. LAWRENCE WOODSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL VRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212