398

Karen Johnson Davidson County
Batch# 1076943 DEEDWARR
11/30/2023 01:44:55 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50

20231130-0092550

This Instrument Prepared By:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

SPECIAL WARRANTY DEED

Grantors: George Franklin Dedmon and Suzanne C. Dedmon	
Grantees: Tyler Douglas Forsberg and Haley Jenna Dennis	
County: Davidson, Tennessee.	
Name and Address of New Owner: Tyler Douglas Forsberg Haley Jenna Dennis 641 Old Hickory Blvd. #429 Brentwood, TN 37027	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 171 03 0B 180.00

Affidavit of Consideration

STATE OF TENNESSEE) **COUNTY OF DAVIDSON)**	
The actual consideration for this transfer is $465,000.00. Affiant	Subscribed and sworn to before me, this November 30, 2023. Notary Public My commission Expires: 3/3/26. ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN *seal*

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is acknowledged, **George Franklin Dedmon and Suzanne C. Dedmon** (together, "Grantors"), have this day bargained and sold, and do hereby transfer and convey the real estate described in Exhibit A, attached hereto and incorporated herein ("the Property") to **Tyler Douglas Forsberg, unmarried and Haley Jenna Dennis, unmarried, as joint tenants with right of survivorship,** (together, "Grantees") to hold as tenants by the entireties.

TO HAVE AND TO HOLD the Property, with appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the Property in fee simple and have a good right to convey it. Grantors further covenant that they has not made,

executed or allowed any instrument or act whereby the Property, or any part thereof, shall be charged or encumbered in any manner. The Property is conveyed subject to current year property taxes, which taxes have been prorated between Grantors and Grantees.

Grantors further covenant and binds themselves, their successors, assigns and representatives to warrant and forever defend the title to the Property to Grantees, their successors and assigns, against the lawful claims of all persons claiming by or through Grantors, but no further.

This Instrument is being executed on behalf of George Franklin Dedmon and Suzanne C. Dedmon pursuant to the Special Power of Attorney executed on August 16, 2023, of record in Instrument No. 20231023-0082822, said Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have signed by Deed on this 29th **day of November, 2023.**

GEORGE FRANKLIN DEDMON
George Franklin Dedmon

By
Andrew D. Dedmon
Attorney-In-Fact

SUZANNE C. DEDMON
Suzanne C. Dedmon

By
Andrew D. Dedmon
Attorney-In-Fact

The Administrator of the **Estate of Lee Franklin Dedmon** has joined in this deed to convey to Grantees any and all rights such estate may have in the Property.

Estate of Lee Franklin Dedmon

By
Andrew D. Demon
Administrator

STATE OF TENNESSEE)
COUNTY OF ~~GIBSON)~~ Madison

On this 29 day of November, 2023, before me personally appeared **Andrew D. Dedmon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **George Franklin Dedmon** acknowledged that such person executed the same as the free act and deed of **George Franklin Dedmon**.

29 WITNESS my hand and official seal at Jackson, Tennessee, this 29 day of November, 2023.

Sarah Carroll Wood
Notary Public

My Commission Expires 9-23-2026.

SARAH CARROLL WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

STATE OF TENNESSEE)
COUNTY OF ~~GIBSON)~~ Madison

On this 29 day of November, 2023, before me personally appeared **Andrew D. Dedmon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Suzanne C. Dedmon** acknowledged that such person executed the same as the free act and deed of **Suzanne C. Dedmon**.

29 WITNESS my hand and official seal at Jackson, Tennessee, this 29 day of November, 2023.

Sarah Carroll Wood
Notary Public

My Commission Expires 9-23-2026

SARAH CARROLL WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

STATE OF TENNESSEE)
COUNTY OF ~~GIBSON)~~ Madison

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Andrew D. Dedmon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Administrator of the Estate of Lee Franklin Dedmon,** the within named bargainor, and that he as such Administrator executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Administrator.

29 WITNESS my hand and seal, at office in Jackson, Tennessee, this 29 day of November, 2023

Sarah Carroll Wood
Notary Public

My Commission Expires 9-23-2026

SARAH CARROLL WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

EXHIBIT A

Land in Davidson County, TN, being Unit No. 120 on the Plan of Townhomes of Fredericksburg, Phase One, Section Four, a Horizontal Property Regime (Private Element) as shown on Plat of Townhomes of Fredericksburg, Phase One, Section Four of record in Book 9700, Page 648, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description and including an undivided interest in and to the common elements as designated on a plat of Amenities Area Fredericksburg of record in Book 7900, Page 807, said Register's Office.

Being the same property conveyed to Lee Dedmon (also known as Lee Franklin Dedmon) from Clayton Daniel Sanderson, with his wife, Laura Sanderson, joining in the deed to covey away any of her marital rights, by deed of record as Instrument No. 21150528-0049142, Register's Office for Davidson County, Tennessee. And Lee Dedmon died on July 17, 2023, intestate, an unmarried person and without any descendants. On September 14, 2023, Letters of Administration were issued by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Case No. 23P1614, appointing Andrew D. Dedmon as Administrator of the Estate of Lee Franklin Dedmon. Based on the Affidavit of Heirship of record as Instrument No. 20231023-0082821, title to the Property vested in Lee Franklin Dedmon's heirs at law, George Franklin Dedmon and Suzanne C. Dedmon.

This is improved property known as 641 Old Hickory Boulevard, #429, Brentwood, Tennessee, 37027. The property was not surveyed at the time of this conveyance and the draftsman did not perform a title search.

The Property is encumbered by and/or subject to the following: (i) matters shown in the plat of record in Plat Book 7900, page 807 and Plat Book 9700, page 648; (ii) easements and agreements: Book 7993, page 269; Book 9607, page 431; Book 7358, page 643; Book 7851, page 710; Book 7851, page 712; Book 10012, page 756; Book 10357, page 920; Book 9698, page 81; Book 9698, page 124; (iii) By-Laws: Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Instrument No. 20150102-0000219; (iv) Charter: Book 10126, page 430; Book 11550, page 529; (v) Amenities: Plat Book 9443, page 538; and (vi) restrictions and master deed: Book 8920, page 65; Book 9500, page 393, Book 9860, page 840, Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10393, page 11; Book 10895, page 778, Instrument No. 2000718-0070558; Instrument No. 20050705-0076596; Book 10126, page 486; Book 10275, page 959.