JEFFERY HEWELL, EXECUTOR
ESTATE OF BETTY L. GREER
DECEASED

Karen Johnson Davidson County
Batch# 1086484 DEEDWARR
12/29/2023 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $651.20
20231229-0100067

TO: *WARRANTY DEED*

SAM TINNIN ET UX

THIS DEED OF REALTY, executed as of the 28th day of December, 2023, by Grantor, JEFFERY HEWELL, EXECUTOR OF THE ESTATE OF BETTY L. GREER, DECEASED, to Grantees, SAM TINNIN and GLENDA TINNIN, husband and wife;

WITNESSETH:

That Grantor, as Executor of the Estate of Betty L. Greer, Deceased, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entirety, and to their heirs and assigns forever, in fee simple, certain realty situated in the 5th Zone of Davidson County, Tennessee, being bounded and described as follows:

Lot No. 5, in the W. H. Tinnin Subdivision described according to a survey made October 11, 1948, by J. R. Scott, Surveyor.

Lot No. 5 fronts 100 feet on West side of Tennessee Highway U.S. 41 and runs back between parallel lines 250 feet to a dead line, and shows 100 feet on the rear.

BEING a portion of the same property conveyed to John T. Greer and wife, Betty Bowling Greer, by Lien Retained Deed recorded August 18, 1953, appearing of record in Book 2157, Page 142, Register's Office for Davidson County, Tennessee.

John T. Greer predeceased his wife, Betty Bowling Greer, leaving her vested fee simple and sole owner as surviving tenant by the entirety.

Betty Bowling Greer, [b/t/s/p/a Betty L. Greer], a resident of Davidson County, died testate, February 4, 2022. The Last Will and Testament of Betty L. Greer filed for Probate on July 20, 2022, Case No. 22P834, in the Circuit Court for Davidson County in the State of Tennessee at Nashville, Probate Division. ITEM II appoints JeffERY Hewell as Executor of the Estate of Betty L. Greer, Deceased. Letters Testamentary issued August 22, 2022.

This conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) building restrictions; (4) restrictions of record in Book 2157, Page 142; (5) Sanitary Sewer easement at Instrument #20180518-0047705, and Easement to State of Tennessee in Book 6169, Page 735; and (6) all other matters of public record, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenants that he, as Executor, is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which have been prorated as of the date herein and assumed by Grantees; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

JEFFERY HEWELL as Executor of the Estate of Betty L. Greer, Deceased, joins herein for the purpose of ratifying and affirming the above conveyance. As Executor covenants that the estate has been or will be fully administered, that all claims filed against the estate has been or will be paid, and acknowledge receipt from the proceeds of this conveyance of sufficient funds to cover any liability to creditors, for administration expenses or to taxing authorities.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

JEFFERY HEWELL, EXECUTOR OF THE ESTATE OF BETTY L. GREER, DECEASED

[b/t/s/p/a Jeffery Hewell, Executor]

[b/t/s/p/a Jeffrey Hewell, Executor]

STATE OF TENNESSEE :
COUNTY OF Robertson :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, JeffERY Hewell, Executor of the Estate of Betty L. Greer, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of December, 2023.

Notary Public

[*Affix Notary Seal*]

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 8/20/2025

My Commission Expires: 8/20/2025

Property Owners Name
and Mailing Address:

SAM TINNIN
GLENDA TINNIN
7826 Old Springfield Pike
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 1550 SPRINGFIELD HWY, GOODLETTSVILLE, TN 37072
MAP-PARCEL NO: 007 00 0 042.00

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $176,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

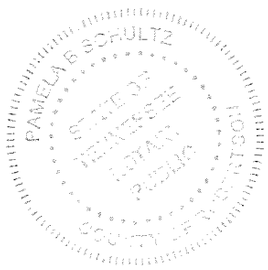
Affiant

Subscribed and sworn to before me this the 28th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/27

[*Affix Notary Seal*]



Prepared by:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

December 28, 2023.

Affiant Signature

December 29, 2023

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 29th day of December, 2023,

Notary's Signature

My Commission Expires:

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY