RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QTN-18902-23

Karen Johnson Davidson County
Batch# 1098356 DEEDWARR
02/06/2024 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20240206-0008367

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2024.

NOTARY PUBLIC

My commission expires: 1/25/24

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manolito Jordan 32 Jones Circle Old Hickory, TN 37138	Same address as new owner	044-07-0-015

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DON BROKAW ABRAMS, EXECUTOR OF THE ESTATE OF HELEN B. ABRAMS, A/K/A HELEN BROKAW ABRAMS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MANOLITO JORDAN, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of River Vista Subdivision, of record in Book 1424, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Verlie F. Abrams and wife, Helen M. Abrams, from William J. Harlow and wife, Ramona S. Harlow, by Warranty Deed dated March 23, 1971 and recorded April 20, 1971 in Book 4494, page 790, said Register's Office. The said Verlie F. Abrams having died September 16, 2008, leaving Helen M. Abrams as surviving spouse and sole owner. The said Helen M. Abrams having died a widow, testate, on March 15, 2020, and her estate probated in Case No. 22P368, Seventh Circuit Court for said County, where Verlie Frederick Abrams, III and Don Brokaw Abrams were appointed Co-Executors/Personal Representatives. Reference also that Agreed Order Substituting Executor, of record in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, as No.: 22P-368 whereby Don Brokaw Adams was appointed Executor and Personal Representative of the Estate.

This conveyance is made subject to all matters as shown on plat of record in Book 1424, page 118; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 32 Jones Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 2nd day of February, 2024.

GRANTOR:

The Estate of Helen B. Abrams, a/k/a Helen Brokaw Abrams

By: Don Brokaw Abrams, Executor
Don Brokaw Abrams, Executor

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, Don Brokaw Abrams, Executor of The Estate of Helen B. Abrams, a/k/a Helen Brokaw Abrams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of February, 2024.

See Attached Certificate

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

ACKNOWLEDGEMENT

Deed

State of Ohio

County of Clermont

The foregoing instrument was acknowledged before me on this February 8, 2024

by Lori Prather Edwards, Trustee (name of person

acknowledged).



CARLA STEWART
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Sept. 27, 2026

Carla Stewart
Signature of Notary Public

(Notary Seal)

My Commission expires 9/27/26

Tennessee Certification of Electronic Document

I, Summer Barton 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 2/2/24 (date of document).

Summer Barton
Affiant Signature

2/5/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of February, 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24