This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

PAIGE C CALAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Karen Johnson
Batch # 1100537
02/13/2024 09:41:40 AM
Fees: $13.00 Taxes: $1,615.05

Davidson County
DEEDWARR
2 pgs

20240213-0009919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $436,500.00.

Abigail McAfee
Affiant

Subscribed and sworn before me this the 9th of February, 2024.

Paige C. Calahan
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Frank Turner Kurzweg, Jr. 1100 Plainview Rd Madison, GA 30650	New Owner	091-02-0 216.01

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Jean Buchanan and Betty Dean Smith, Heirs at Law of Herman E. Fulton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frank Turner Kurzweg, Jr.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block 14 on the Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County, as follows:

Said Lot No. 15 fronts 50 feet on the north side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Herman E. Fulton and wife, Carol Dean Fulton, by deed dated March 4, 1968, from Joe Caldwell and wife, Shirley Caldwell, of record in Book 4217, page 442, Register's Office for Davidson County, Tennessee. The said Carol Dean Fulton having since died on or about April 16, 2012, leaving Herman E. Fulton as the surviving tenant by the entirety. The said Herman E. Fulton having since died Intestate on July 2, 2022 leaving his only heirs at law, his two children, Barbara Jean Buchanan and Betty Dean Smith. See also Affidavit of Heirship dated February 8, 2024 of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. Instrument # 20240213 0009918

The subject property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee Code Annotated 26-2-307 or other similar statute.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 6016 Pennsylvania Ave., Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

B.D.S

B.J.B

Witness my hand this the 9th of February, 2024.

Barbara Jean Buchanan

Betty Dean Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Barbara Jean Buchanan and Betty Dean Smith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th of February, 2024.

My commission expires: 3/22/2027

Notary Public

PAIGE C CALAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY