Karen Johnson Davidson County
Batch# 1106331 DEEDWARR
03/01/2024 07:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20240301-0014114

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$406,000.00**

Subscribed and sworn to before me this 29th day of February, 2024.

Notary Public **Affiant**

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Christopher Ryan Pope & Mason Pope **609 Lemont Drive** **Nashville, TN 37216**	Same as New Owner	**061-01-0-031.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Jordan Edmondson, Executor of Estate of Linda Kay Boone**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Christopher Ryan Pope, unmarried man, and Mason Pope, a married man, as equal tenants in common**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 179, as shown on the map entitled Section 10, 1st Add. To Sec. No. 6 and 1st Add. To Sec. No. 2, Gra-Mar Acres, of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN L. BOONE AND WIFE, MARTHA M. BOONE, by deed from the ESTATE OF JIMMIE D. LOVELACE (R.S. LOVELACE, LUCILLE CURTIS BIRTHRIGHT AND LOUISE DILLION JORDAN), of record in Book 6232, page 103, dated February 10, 1984, said Register's Office.

MARTHA M. BOONE died on or about May 19, 2004, leaving JOHN L. BOONE as the surviving tenant by the entirety.

JOHN L. BOONE conveyed said property to JOHN L. BOONE AND WIFE, LINDA K. BOONE, by Quitclaim Deed of record as Instrument No. 20070223-0022586, dated February 8, 2007, said Register's Office.

JOHN L. BOONE died on or about July 1, 2017, leaving LINDA K. BOONE as the surving tenant by the entirety.

LINDA K. BOONE died on or about August 24, 2023, testate, Davidson County Seventh Circuit Court Probate Division Docket No. 23P1834. Last Will and Testament of Linda K. Boone, dated December 18, 2017, devised said property to The Estate of Linda Kay Boone, Jordan Edmondson, Executor.

This is improved property known as: 609 Lemont Drive, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th of February, 2024.

Executor

Estate of Linda Kay Boone
By: Jordan Edmondson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell Freeman**, a Notary Public in and for said County and State, **Jordan Edmondson, Executor of the Estate of Linda Kay Boone**, 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 and who further acknowledged that he is the Executor of the Estate Of Linda Kay Boone, as appointed by court Order of record in Docket No. 23P1834 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Executor on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of February, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2/29/2024** [DATE].

AFFIANT SIGNATURE

2/29/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **29th** day of **February**, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

