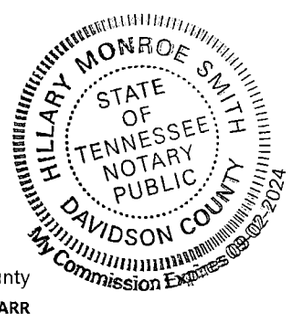
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $526,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2024.

Notary Public

My commission expires:

Karen Johnson
Batch # 1111916
03/18/2024 09:30:32 AM
Fees: $13.00 Taxes: $1,946.20

Davidson County
DEEDWARR
2 pgs

20240318-0018366

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alice Makes Good Gaffs, LLC	New Owner(s)	061-16-0-138.00
4126 Pond Hill Rd, Ste 100		
Shavano Park, TX 78231-1294		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER S. BESS, EXECUTOR OF THE ESTATE OF REBECCA DRAKE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICE MAKES GOOD GAFFS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17, Block C, on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Roddis F. Drake and wife, Rebecca G. Drake by Warranty Deed from Charles C. Hatcher and Ann C. Hatcher of record in Book 3538, page 75, Register's Office for Davidson County, Tennessee, dated May 6, 1963 and recorded on May 15, 1963.

Being part of the same property conveyed to Rebecca G. Drake by Quitclaim Deed from Roddis F. Drake and Rebecca G. Drake of record in Book 4937, page 221, Register's Office for Davidson County, Tennessee, dated July 17, 1975 and recorded on July 21, 1975.

Said Rebecca G. Drake died on or about October 25, 2023.

Pursuant to the Last Will and Testament of Rebecca G. Drake, all interest in the real property conveyed herein was made a part of the Probate Estate and, as such, is subject to the control of Jennifer Bess, as Executor. The Last Will and Testament of Rebecca G. Drake is filed in Docket No. 23P2267 in the Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1331 Greenland Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2024.

Estate of Rebecca Drake

By: _____
Jennifer S. Bess, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer S. Bess, Executor of the Estate of Rebecca Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2024.

_____
Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025