Karen Johnson Davidson County
Batch# 1118096 DEEDWARR
04/02/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240402-0023202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 2ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 07-09-2026

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldon R. Spraker	Same as New Owner	
	(NAME)	
335 B Duke Street		042-16-0-202.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Juanita B. Howell, unmarried, as to an undivided one-half (1/2) interest, and the Estate of Gwynn Dewitt Howell, deceased, as to an undivided one-half (1/2) interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eldon R. Spraker, hereinafter called the Grantees, their heirs and assigns, that 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. 2, on the Plan of the Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for said county. Said Lot No. 2 fronts 50 feet on the Westerly side of the Gallatin Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George P. Howell and wife, Cleora Howell by Deed from J. C. Eller and wife, Laura Mail Eller, and R. M. Eller of record in Book 1286, page 425, Register's Office for Davidson County, Tennessee, dated April 14, 1945 and recorded on April 17, 1945. George P. Howell died on or about September 03, 1958, leaving Cleora Howell, as surviving tenant by the entirety.

Cleora Howell died on or about November 24, 1984, her Last Will and Testament or record in Will Book 149, Page 558, Davidson County, Tennessee Probate Court, vests subject property in Hugh Howell, a 1/2 undivided interest and Gwynn Howell, a 1/2 undivided interest.

Being the same property conveyed to Juanita B. Howell, unmarried by Warranty Deed from Hugh Howell, unmarried, a one-half (1/2) undivided interest of record in Book 7545, page 456, Register's Office for Davidson County, Tennessee, dated May 16, 1988 and recorded on May 17, 1988.

Gwynn Howell died on or about January 03, 2024 and by Will, admitted to Probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 24P-192, entered 2/13/2024, directed that his real property be administered in the estate, appointed his wife Donna Kay Howell as Executor, and authorized the Executor, to sell, grant, convey or encumber lands, without the need to receive further authority from the Probate Court. Said Will further gave to Donna Kay Howell and his adult children Zachery Glenn Howell and Micah Lindsay Howell the right to vote upon which of his real properties should be sold, and all three accordingly join this conveyance individually for the sole purpose of consenting to this sale.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 412 Gallatin Pike, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns,

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 2nd day of April, 2024.

Juanita B. Howell

Donna Kay Howell, Individually

Estate of Gwynn Dewitt Howell, deceased

BY: Donna Kay Howell, Executor
Donna Kay Howell, Executor

Micah Lindsay Howell

Zachary Glenn Howell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita B. Howell and Donna Kay Howell, Indivdually, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of April 2024.

Notary Public

My Commission Expires: 7/26/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Kay Howell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be Executor for the Estate of Gwynn Dewitt Howell, Deceased, and in her capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 2 day of April, 2024.

Notary Public

My Commission Expires: 7/26/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

WARRANTY DEED
(Continued)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah Lindsay Howell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of APRIL, 2024

Theresa C. Richardson
Notary Public

My Commission Expires: 07-09-2024

(SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Glenn Howell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of APRIL, 2024

Notary Public

My Commission Expires: 7/9/2024

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 day of April, 2024.

Date: 4/2/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 2nd day of APRIL, 2024.

Theresa C. Richardson

My commission expires 7/9/2024.

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY