RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1122727
04/15/2024 10:22:33 AM
Fees: $13.00 Taxes: $2,355.05

Davidson County
DEEDWARR
2 pgs

20240415-0026569

BOX 10-A

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63573
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Haddock Thelma Darlene Haddock 2425 Bellevue Manor Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 12716003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$636,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Albert Singleton, Jr. and Gary Wayne Singleton, as Co-Executors under the Last Will and Testament of Dorothy Louise Singleton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Haddock and Thelma Darlene Haddock, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Bellevue Manor, of record in Book 3600, pages 32 and 33, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Singleton, Sr. and wife, Dorothy L. Singleton, by Warranty Deed from Clarence Siegrist and wife, Bertha M. Siegrist, dated July 9, 1965 and recorded on July 12, 1965, of record in Book 3910, page 758, Register's Office for Davidson County, Tennessee. The said James A. Singleton , Sr. and Dorothy L. Singleton have since died, with James A. Singleton, Sr., predeceasing Dorothy L. Singleton. The Last Will and Testament of Dorothy Louise Singleton of record in Case No. 23P1810 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed James Albert Singleton, Jr., and Gary Wayne Singleton, as Co-Executors with full power to convey.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024 and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, pages 32 and 33, said Register's Office, to which Plan reference is made for a more complete description; Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 955, said Register's Office.

This is improved property, known as 2425 Bellevue Manor Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of April, 2024.

The Estate of Dorothy Louise Singleton
By:
James Albert Singleton Jr. Co-Executor
James Albert Singleton, Jr., Co-Executor
Gary W Singleton Co-Executor
Gary Wayne Singleton, Co-Executor

State of Tennessee

County of Davidson

On this 11th day of April, 2024, before me the undersigned authority, personally appeared James Albert Singleton, Jr. and Gary W. Singleton, Co-Executors, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $636,500.00.

Affiant

Sworn and subscribed before me this 11 day of April, 2024.

Notary

My Commission Expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/4/27