Karen Johnson Davidson County
Batch# 1123219 DEEDWARR
04/16/2024 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20240416-0026933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29 day of February, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2024-01-1437

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
MRM Dream Home LLC 5409 Maple Creek Drive Smyrna, TN 37167	NEW OWNER	Map/Parcel 150-00-0-248.00 AND 150-08-0-160.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Equitable Trust Company, a Tennessee corporation as Executor of the Estate of Bennett B. Doubleday, Jr., also known as, Bennett Bell Doubleday Jr. and also known as B.B. Doubleday, Jr.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **MRM Dream Home LLC, a Tennessee limited liability company,** its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Parcel 1:

A certain tract of land situate in Davidson County, Tennessee, South of Smith Springs Road and being more particularly described as follows:

BEGINNING at a concrete monument formerly Corps of Engineers No. 1061-1 set a corner common to Lots 55 and 56 of Section Seven-A of "The Country" subdivision and lands owned by the United States of America (J. Percy Priest Tract 1061) said monument having coordinates of E=1,823,351.37, N=613,137.40 and being witnessed as follows:

A fence post which bears South 40° 30' East 3.3 feet, and a hickory which bears North 77° 00' East 10.7 feet; Thence from the beginning along said government boundary line North 05° 48' 00" East 456.83 feet to a concrete monument formerly Corps of Engineers No. 1062-3 set at a corner of Section-C of the "The Country" subdivision at a corner common to Lot Nos. 24, 25, and 161, said monument having coordinates of E=1,823,397.54, N=613,591.89; Thence continuing along the government boundary line South 79° 35' 08" East 795.00 feet to a Corps of Engineers Concrete Monument No. 1062-3-A, said monument having coordinates of E=1,824,179.44, N=613,448.18; Thence leaving said government line and severing the lands of the United States of America (J. Percy Priest Tract 1061) South 06° 09' 13" West 402.84 feet to a Concrete Monument No. 1061-1-A set in a line of Section Five "Town Village of the Country" subdivision, in a line of Lot No. 84, said monument having coordinates of E=1,824,136.26, N=613,047.67; Thence again along said government boundary line North 83° 28' 41" West 790.00 feet to the point of beginning containing seven and seven eighty-one hundredths (7.81) acres, more or less.

Being a portion of the same property conveyed to the United States of America by Warranty Deed from Lilly Cone Coleman (aka Lillie Pearl Cone Coleman) and husband, John A. Coleman and Alton Cone (single) dated December 16, 1966 and recorded December 16, 1966 in Book 4086, Page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. B. Doubleday, Jr. by Quitclaim Deed from the United States of America, acting by and through the Administrator of General Services dated September 17, 1987 and recorded October 12, 1987 in Book 7377, Page 80, Register's Office for Davidson County, Tennessee. B. B. Doubleday, Jr. died on or about December 26, 2023. His Estate having been filed for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, In Re: Estate of Bennett B. Doubleday, Jr., Case No. 24P32.

This is unimproved property known as 0 Country Way Road, Nashville, Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of "The Country", Section Seven-C of record in Book 6250, Page 926, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to B. B. Doubleday, Jr. by Warranty Deed from David N. Crowder, married dated July 31, 2002 and recorded September 16, 2002 in Instrument No. 20020916-0112108, Register's Office for Davidson County, Tennessee. B. B. Doubleday, Jr. died on or about December 26, 2023. His Estate having been filed for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, In Re: Estate of Bennett B. Doubleday, Jr., Case No. 24P32.

This is improved property known as 3608 Southern Way, Nashville, Davidson County, Tennessee 37013.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 29 day February, 2024.

[The remainder of this page is left blank intentionally.
Signatures and notary acknowledgement appear on the following page.]

ESTATE OF BENNETT B. DOUBLEDAY, JR.

By: Equitable Trust Company, Executor

By: _____
Michael W. Ruehling, Vice President

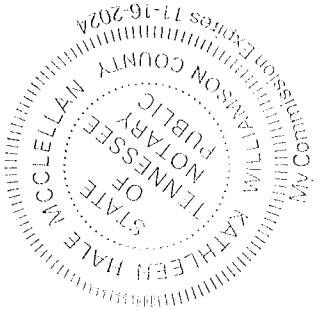
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael W. Ruehling**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Equitable Trust Company, Executor of the Estate of Bennett B. Doubleday, Jr., the within named bargainor, and he, as such Vice President of said corporation as Exexutor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Executor of the Estate of Bennett B. Doubleday, Jr. as such Vice President.

Witness my hand, at office, this 29 day of February, 2024.

My Commission Expires:_____

_____
Notary Public



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-29-24 (date of document).

Affiant Signature

4-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025