Karen Johnson
Batch # 1123650
04/16/2024 01:10:28 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240416-0027125

This instrument prepared by:
Jesse Lords, BPR #032229
3068 Mainstream Drive
Franklin, TN 37064

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Dwight Burlison
Send tax notice to: 4526 Baton Rouge Dr. Hermitage, TN 37076
Map Parcel Number: 075-04-0-052.00

ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Dwight Burlison, Administrator for the estate of Celestia Frost, Davidson County Probate Docket Number 20P936, pursuant to LETTERS OF ADMINISTRATION, issued on 7/20/20 and recorded in THE OFFICE OF THE CLERK & MASTER in Davidson County, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Celestia Frost do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Dwight Burlison, individually, and his heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

See Exhibit, Warranty Deed

The previous and last instrument and prior title is a deed with instrument number: 200411120136053 in the Register's Office in Davidson County, Tennessee. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

WITNESS my hand on this 10 day of April, 2024.

Estate of Celestia Frost, Deceased
Docket N. 20P936, Davidson County
Probate Court

BY: _____
Dwight Burlison, Administrator

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 10th day of April, 2024, before me, Emily Myers Notary Public at Large in and for The State of Tennessee, personally appeared Dwight Burlison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

My Commission Expires 10/04/2027

Notary Public at Large

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF HAMILTON

Dwight Burlison, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Dwight Burlison, Affiant

Sworn to and subscribed before me this 10 day of April, 2024.

My Commission Expires 10/04/2027.

Notary Public at Large

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

Exhibit A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Cheryl Mote
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celestia F Frost	Celestia F Frost	075-04-0-052.00
(NAME) 4526 Baton Rouge Drive	(NAME) 4526 Baton Rouge Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Helen Joy Davidson, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Celestia F Frost, ~~a single person~~, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 286 on the Plan of Section Five, Tulip Grove of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen Joy Carr, an unmarried person, by Warranty Deed from Joseph N. Barker, Trustee, dated May 24, 1976, of record in Book 5029, Page 180, Register's Office for Davidson County, Tennessee. Said property being further conveyed to William F. Davidson, Sr, Trustee by Quitclaim Deed from Helen Joy Carr Davidson (formerly Helen Joy Carr), dated October 4, 1988, of record in Book 7669, Page 374, said Register's Office. Said property being further conveyed to Helen Joy Davidson by Quitclaim Deed from William F. Davidson, Sr. Trustee, with full power to sell, mortgage, and convey without the joinder of any beneficiary, dated October 4, 1988, of record in Book 7669, Page 376, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4526 Baton Rouge Drive, Hermitage, TN 37076
(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, 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 hand this 5th day of November, 2004.

Helen Joy Davidson
Helen Joy Davidson

Davidson County DEEDWARR
Recvd: 11/12/04 09:01 2pgs
Fees:13.00 Taxes:527.25

20041112-0136053

STATE OF TENNESSEE

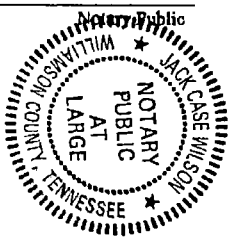
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 5th day of November, 2004.

Commission expires:

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027