Karen Johnson Davidson County
Batch# 1137676 DEEDWARR
05/21/2024 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $684.50
20240521-0037915

THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF Wilson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater for this transfer is: $185,000.00 Affiant Subscribed and sworn to before me, this 17th day of May, 2024. Notary Public My Commission Expires: 6-9-2024

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Robert J Read III and Julie Read 5287 Catspaw Dr. Antioch, TN 37013	2515 Mckinney Ave Dallas, Texas 75201	Tax Parcel ID No. 075-08-0A-019.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKIE LYNN HOFFMANN AND TINA MARIE BACA FOR THE ESTATE OF BARBARA ANN OVERSTREET F/K/A BARBARA ANN MORTON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERT J READ III AND JULIE READ, MARRIED** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, of record in Book 6250, page 627, as amended in Deed Book 6680, page 905 (re-recorded in Book 6727, page 762), revised in Book 6250, page 691, as amended in Book 6919, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, and described in Master Deed of record in Book 6519, page 747, Register's Office for said County.

Being the same property conveyed to Barbara A Morton, unmarried by Warranty deed from Rhonda G Ashburn NKA Rhonda Davis and husband, Mark Davis of record in Instrument No. 20130205-0011789 Register's Office for Davidson County, Tennessee, dated 1/25/2013 and recorded on 2/5/2013. Being also known as 123 Brooke Castle Drive 123 Nashville, Tennessee 37076.

Said Barbara Ann Overstreet F/K/A Barbara Ann Morton died intestate on October 25, 2023. Probate Filed in Docket No. 23P2268 Chancery Court of Davidson County, Tennessee. Vickie Lynn Hoffmann is named Executrix of the Estate of Barbara Ann Overstreet, deceased.

The beneficiaries join in the conveyance to quitclaim any and all interest they may have in the property.

This is improved property commonly known as: **123 Brooke Castle Drive Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2024.

THE ESTATE OF BARBARA ANN OVERSTREET

Vickie Lynn Hoffmann

VICKIE LYNN HOFFMANN, Executrix

Vickie Lynn Hoffmann

VICKIE LYNN HOFFMANN, individually as an Heir at Law

Tina Marie Baca by

TINA MARIE BACA, individually as an Heir at Law, by Vickie Lynn Hoffmann as her attorney-in fact Vickie Lynn Hoffmann attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **VICKIE LYNN HOFFMANN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 17th day of May, 2024.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **VICKIE LYNN HOFFMANN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **VICKIE LYNN HOFFMANN IS NAMED EXECUTRUX OF BARBARA ANN OVERSTREET**, and that as such executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate as its executor.

Witness my hand and seal, this 17th day of May, 2024.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **VICKIE LYNN HOFFMANN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **TINA MARIE BACA** as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of May 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 May 17,2024.

Kim Rogers
Affiant
Date: May 17,2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of May, 20 24

Liz Davis
Notary Public

My Commission Expires: 3-8-25

