Karen Johnson Davidson County
Batch# 1139115 DEEDWARR
05/24/2024 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $314.50
20240524-0038754

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value whichever is greater, for this transfer is **$85,000.00**

Subscribed and sworn to before me this 23rd day of May, 2024.

Notary Public **Affiant**
My Commission Expires: 3/20/2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Roberth Lamer **1331 4th Ave N.** **Nashville, TN 37208**	Same as New Owner	**043-13-0-289.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **WANDA BROWN BYRD, ADMINISTRATRIX OF THE ESTATE OF BARBARA KAYE SAGE, SHIRLEY BROWN ROMINES AND WANDA BROWN BYRD, AS TO A 1/3 UNDIVIDED INTEREST EACH** , the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERTH LAMER, a married man** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land is described as follows: Land in Davidson County, Tennessee, being Lot No. 14, of Block "D", as shown on the map entitled Final Plat, Crittenden Estates Subdivision, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 14 fronts 50 feet on the northerly side of Cherry Street and runs back 140 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to JAMES L. BROWN AND WIFE, HELEN MARIE BROWN, by deed from RAYMOND DENNEY AND WIFE, KATHERINE W. DENNEY, of record in Book 5136, page 306, dated March 31, 1977, said Register's Office.

JAMES L. BROWN died on or about February 10, 1995, leaving HELEN MARIE BROWN as the surviving tenant by the entirety.

HELEN MARIE BROWN died intestate on or about December 10, 2010, leaving BARBARA BROWN SAGE, aka BARBARA KAYE SAGE, SHIRLEY ROMINES AND WANDA

BYRD aka WANDA BROWN BYRD as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument Nos. 20120209-0011761 and 20120209-0011762, and as Instrument No. 20240409-0025198, said Register's Office.

BARBARA BROWN SAGE aka BARBARA KAYE SAGE died intestate on or about September 1, 2023, leaving SHIRLEY BROWN ROMINES AND WANDA BROWN BYRD as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20240409-0025198, said Register's Office.

Pursuant to the terms of the Order of record in Docket No. 2024-PR-118, in the Chancery Court for Wilson County, Tennessee, Probate Division, her interest in said property is to be administered as part of her probate estate by WANDA BYRD, ADMINISTRATRIX OF THE ESTATE OF BARBARA KAYE SAGE.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 317 Cherry Street, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 23rd day of May, 2024.

Estate of Barbara Kaye Sage

Wanda Brown Byrd

By: Wanda Brown Byrd, Administratrix of the Estate of Barbara Kaye Sage

Shirley Brown Romines

Shirley Brown Romines

Wanda Brown Byrd

Wanda Brown Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **SHIRLEY BROWN ROMINES AND WANDA BROWN BYRD,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 23rd day of May, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **WANDA BROWN BYRD, ADMINISTRATRIX OF THE ESTATE OF BARBARA KAYE SAGE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Administratrix of The Estate of Barbara Kaye Sage as appointed by court order of record in Docket No. 2024-PR-118 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this instrument on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Alicia Hamilton, 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

5/23/24.
Date

Affiant Signature

5/23/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of May, 2024.

Shannon R Richardson
Notary's Signature

My Commission Expires: 3/22/2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON