ADDRESS NEW OWNER AS:

Joshua H. Rector
2006 Main St.
Greenbrier, TN 37073

SEND TAX BILLS TO:
New Owner

Map & Parcel: 015 00 0 086.00 &
015 00 0 071.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, TN 37172

Karen Johnson Davidson County
Batch# 1140059 DEEDWARR
05/29/2024 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,695.90
20240529-0039696

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **Vicky Dorris, Personal Representative of the Estate of Betty Jo True**, hereinafter called the Grantor, to **Joshua H. Rector**, a married man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$458,350.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, certain tracts or parcels of land located in Davidson, Tennessee, being more particularly described as follows, to-wit:

Certain tracts or parcels of land situated in Davidson County, Tennessee, and being more particularly described as follows, to wit:

PARCEL 1:
Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris etal Lands, as of record in Plan Book 2, Page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, October 13, 1960, as follows:

Tract 1:
Beginning at a point in Wilkinson Road, the southwest corner of this tract and the northwest corner of the tract conveyed to George Robert Millikan, by deed of record in Book 2241, Page 601, Register's Office for Davidson County, Tennessee ("RODCT"); thence with Milliken's northerly line North 68 degrees 15 minutes East 190 feet to a point; thence North 33 degrees East 195 feet to a point; thence North 34 degrees 30 minutes East 128 feet to a point; thence North 67 degrees West 373 feet to a point in Wilkinson Road; thence with said Road South 14 degrees 45 minutes West 160 feet to a point; thence South 1 degree East 66 feet to a point; thence South 42 degrees West 89 feet to a point; thence South 22 degrees East 330 feet to the point of beginning, containing 2.8 acres more or less.

Excluded Property: Included in the description above, but specifically excluded from this conveyance, is that property conveyed to H. Carter Harris and wife, Carol Anglin Harris, by Quitclaim Deed from Betty True, of record in Book 6637, Page 561, RODCT, described as follows: being the property on the Harris side of the mutual boundary line between the True and Harris property (being the northeasterly side of that mutual boundary line), which mutually agreeable boundary line is described as follows: BEGINNING at a spike in the intersection of the centerline of Union Hill Road with the centerline of Wilkerson Road; Thence, with the centerline of Wilkerson Road the following calls: North 40°18'02" West, 111.18 feet to a spike; North 23°13'36" West, 77.25

feet to a spike; North 13°34'14" West, 332.12 feet to a spike; North 24°06'38" West, 203.50 feet to a spike; North 25°33'56" West, 116.00 feet to a spike; North 8°52'15" West, 117.60 feet to a point in the centerline of a bridge of Sulphur Branch Creek; North 1°18'37" West, 67.75 feet to a spike; North 9°56'40" East, 259.81 feet to a spike; North 18°21'37" East, 135.04 feet to the aforementioned iron spike beginning point; Then, South 46°01' East, 373.0 feet to an iron spike at a fence corner, and this line being common boundary line between the H. Carter Harris and wife, Carol Anglin Harris property and the Betty Jo True property.

Tract 2:
Being the property on the True side of the mutual boundary line between the True and Harris property (being the southwesterly side of that mutual boundary line), which mutually agreeable boundary line is described as follows: BEGINNING at a spike in the intersection of the centerline of Union Hill Road with the centerline of Wilkerson Road; Thence, with the centerline of Wilkerson Road the following calls: North 40°18'02" West, 111.18 feet to a spike; North 23°13'36" West, 77.25 feet to a spike; North 13°34'14" West, 332.12 feet to a spike; North 24°06'38" West, 203.50 feet to a spike; North 25°33'56" West, 116.00 feet to a spike; North 8°52'15" West, 117.60 feet to a point in the centerline of a bridge of Sulphur Branch Creek; North 1°18'37" West, 67.75 feet to a spike; North 9°56'40" East, 259.81 feet to a spike; North 18°21'37" East, 135.04 feet to the aforementioned iron spike beginning point; Then, South 46°01' East, 373.0 feet to an iron spike at a fence corner, and this line being common boundary line between the H. Carter Harris and wife, Carol Anglin Harris property and the Betty Jo True property.

Parcel 1, Tract 1 being the major part of that property conveyed to Betty Jo True, unmarried, by deed from Catherine L. Proctor, of record in Book 4600, Page 1, RODCT. Parcel 1, Tract 2 being the same property conveyed to Betty True by Quitclaim Deed from H. Carter Harris and wife, Carol Anglin Harris, of record in Book 6633, Page 37, RODCT.

PARCEL 2:
A certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

Beginning at an iron pin in the center of the Old Wilkinson Road; thence North 1 degree W 1.60 poles to a point in the center of the new Pike; thence with the center of the said Pike, N 14¾ degrees E 12 poles; thence N 26½ degrees E 12 poles to an iron pin in center of said road; thence North 80¼ degrees W 13.08 poles to an iron pin; thence S 19¾ degrees W 24.92 poles (erroneously referenced as S 19¾ degrees E 24.92 poles in prior deed) to an iron pin; thence S 80¼ degrees E 13.08 poles to the beginning, containing 2 acres, more or less.

Parcel 2 being the same property conveyed to Betty Jo True by deed from J.C. Midgett, aka James C. Midgett, Sr., Clyde Midgett, aka W. Clyde Midgett, Walter Midgett aka C. Walter Midgett and Mildred Lord, recorded October 15, 1997 in Book 10640, page 539, Register's Office for Davidson County, Tennessee.

Betty Jo True is one and the same person as Betty True. The said Betty Jo True died testate on July 21, 2022, a citizen and resident of Davidson County, Tennessee. According to the terms of her Last Will and Testament, of record in Docket No. 22P1604, in the Circuit Court of Davidson County, Tennessee, Probate Division, Betty Jo True devised the above-described Parcel 1 to her niece, Pamela Allison, and Parcel 2 to her niece, Vickie Dorris, b/s/p/a Vicky Dorris. Due to insufficient personal property in the Estate, title to the real estate was divested from the heirs, and vested in Vicky Dorris, Personal Representative of the Estate of Betty Jo True, by Court Order dated December 14, 2023. Pursuant to the said Court Order, the property was sold at auction, and the auction contract of sale was approved by the Court by Order entered May 17, 2024. Vicky Dorris is authorized by said Court Orders to execute this deed in her capacity of Personal Representative of the Estate of Betty Jo True.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or an in any way appertaining unto the said Grantee/s, their survivor, heirs, successors or assigns in fee simple forever.

The Grantor/s further covenant with the Grantee/s, survivor, heirs, successors or assigns, that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey same; and the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor/s have hereunto set signatures on the dates indicated in the notary acknowledgements below.

ESTATE OF BETTY JO TRUE

BY: Vicky Dorris
Vicky Dorris, Personal Representative

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vicky Dorris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Personal Representative of the Estate of Betty Jo True, and that she executed the foregoing instrument as such Personal Representative on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal on May 28, 2024.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$458,350.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on May 28, 2024

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 May 28, 2024.

Affiant Signature

5/28/24
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on 5/28, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

TAMMY RUSH
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027