Karen Johnson Davidson County
Batch# 1140617 DEEDWARR
05/29/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240529-0039714

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$360,000.00**

Subscribed and sworn to before me this 28th day of May, 2024.

Notary Public **Affiant**

My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Lory Waldon & Jorge David Franqui **653 Lemont Drive** **Nashville, TN 37216**	Same as New Owner	**051-14-0-016.00**

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 **JOHN LEONARD FOTTRELL, III and GARY EUGENE FOTTRELL**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **LORY WALDON and JORGE DAVID FRANQUI, WIFE AND HUSBAND**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

LESS and EXCEPT that portion conveyed to Metropolitan Government of Nashville and Davidson County, in Book 4879, Page 765, said Register's Office.

Being part of the same property conveyed to John L. Fottrell, Jr. and wife, Joyce S. Fottrell by Warranty Deed from Castleman Construction Company, a Tennessee corporation, dated July 11, 1958 and recorded in Book 2796, Page 329, Register's Office of Davidson County, Tennessee.

The said John L. Fottrell, Jr., having predeceased Joyce S. Fottrell on or about December 26, 2002 leaving Joyce S. Fottrell surviving tenant by the entirety.

The said Joyce F. Fottrell having since died testate on or about September 24, 2023. Pursuant to the Last Will and Testament of Joyce F. Fottrell, in the Seventh Circuit

The said Joyce F. Fottrell having since died testate on or about September 24, 2023. Pursuant to the Last Will and Testament of Joyce F. Fottrell, in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), Case No. 23P2210, said property was devised to the Decedent's two sons, John Leonard Fottrell, III and Gary Eugene Fottrell in equal shares.

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: 653 Lemont Drive, Nashville, TN 37216

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 28th day of May, 2024.

X _____
John Leonard Fottrell, III

X _____
Gary Eugene Fottrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **John Leonard Fottrell, III and Gary Eugene Fottrell,** 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 28th day of May, 2024.

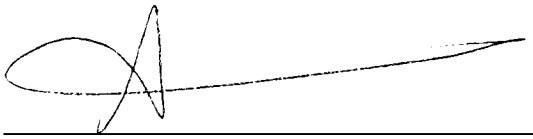
My Commission Expires: 12/02/2024

_____
NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-29-2024.



Affiant Signature

5-29-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-29-2024.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal