Karen Johnson Davidson County
Batch# 1143333 DEEDWARR
06/05/2024 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20240605-0042025

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2024. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Home Sold Eazy, LLC	New Owner(s)	080 07 0 114.00
P.O. Box 251		
Antioch, TN 37011		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES FAUGHT, JR. AND SHARON K. JONES, AS HEIRS-AT- LAW OF THE ESTATE OF WILLODEAN F. FAUGHT, AND JERRY O'BRIAN MADISON, THOMAS MADISON AND KEITH ROBINSON, HEIRS-AT-LAW OF THE ESTATE OF JERRY L. FAUGHT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME SOLD EAZY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Lot 448, Bordeaux Hills Subdivision, Section 9, as shown on plat of record in Plat Book 4175, Page 116, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Willodean F. Faught, divorced by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 4497, page 726, Register's Office for Davidson County, Tennessee, dated April 29, 1971 and recorded on April 29, 1971.

Said Willodean F. Faught died on December 8, 2020, survived by Sharon K. Jones; James Faught, Jr.; and Jerry L. Faught per Affidavits of Heirship of record in Instrument No. 20230616-0046261 and Instrument No. 20030616-0046262. Probate opened in Docket No. 23P710 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division.

Said Jerry L. Faught having since died on December 31, 2021, survived by Jerry O'Brian Maidson, Thomas Madison, and Keith Robinson.

Affidavit of Heirship of record in Instrument No. 202406050042024, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3368 Hospital Lane, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2024.

Estate of Willodean F. Faught

James W Faught Jr 5/31/2024
James Faught, Jr., Heir-at-Law

Sharon K. Jones
Sharon K. Jones, Heir-at-Law

Estate of Jerry L. Faught

By: Jerry O'Brian Madison by Thomas Madison Attorney at fact
Jerry O'Brian Madison, Heir-at-Law by Thomas Madison, his Attorney-in-Fact

By:
Thomas Madison, Heir-at-Law

By: Keith Robinson by Thomas Madison Attorney in fact
Keith Robinson, Heir-at-Law, by Thomas Madison, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Faught, Jr. and Sharon K. Jones, Heirs-at-Law of the Estate of Willodean F. Faught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2024.

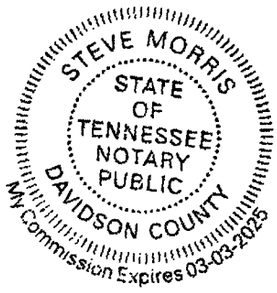
STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Madison, individually, and as attorney in fact for Jerry O'Brian Madison and Keith Robinson, all Heirs-at-Law of the Estate of Jerry L. Faught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of ~~May, 2024~~.

Notary Public



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 31, 2024**.

Affiant Signature

June 5, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

202406050042025