Karen Johnson
Batch # 1157461
07/12/2024 01:01:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240712-0052586

THIS INSTRUMENT PREPARED BY:
Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED AND NO OPINIONS RENDERED.

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{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTIONS 67-4-409(a)(1)(C)(iv).}

NEW OWNER ADDRESS:
Tennessee Baptist Foundation
4017 Rural Plains Circle
Franklin, TN 37064

SEND TAX NOTICES:
same

MAP-PARCEL NOS.:
Map: 064-12-0-A
Parcel: 526.00-CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to fulfill a devise under the Last Will & Testament of the late Jo Ann Davis (aka JoAnn Davis), which is currently being probated in the Probate Court of Wilson County, Tennessee, Case No. 2024PR253, **Malcolm Bradley Fields**, Personal Representative for the **Estate of Jo Ann Davis** (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **Tennessee Baptist Foundation**, a Tennessee Non-Profit Religious Corporation (hereinafter collectively referred to as "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being all of Unit No. 526, Fox Run, Second Revision – Part of Section 2, and First Revision – Part of Section 1, according to plat and survey of same appearing of record in Plat Book 6250, Page 118, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot, together with the appurtenant interest in the common elements of Fox Run (Section Two), a Horizontal Property Regime established by Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516 and Book 5936, Page 301, and amended in Book 6370, Page 817; Book 8510, Page 92; and Book 8510, Page 95, said Register's Office.

BEING the same property conveyed to Jo Ann Davis (aka JoAnn Davis) by Warranty Deed from John Gregory Holleran dated March 2, 2020, and of record as Instrument 20200305-0025005 in the Register's Office for Davidson County, Tennessee.

Said Jo Ann Davis (aka JoAnn Davis) passed away on May 5, 2024, leaving a Last Will and Testament dated as of December 11, 2012, together with a First Codicil thereto dated April 6, 2022. The **Estate of Jo Ann Davis** is currently being probated in the Probate Court of Wilson County, Tennessee as Case No. 2024PR253 with Order dated and entered as of May 30, 2024, naming Malcolm Bradley Fields as the Personal Representative. Said Last Will & Testament of the late Jo Ann Davis vests the Personal Representative with the authority to convey title to said property to the beneficiary.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/ condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements or record, and (5) any and all other matters of public record.

This is improved property known as 526 Knapp Farm Drive, Nashville (Davidson County), Tennessee 37076.

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, his/her/its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his/her/its successors and assigns, against the lawful claims of all persons claiming under Grantor. Wherever 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 12 day of July 2024.

ESTATE OF JO ANN DAVIS

By: _____
Name: Malcolm Bradley Fields
Title: Personal Representative

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Malcolm Bradley Fields**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Personal Representative of the **Estate of Jo Ann Davis** and that he, as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Jo Ann Davis**.

WITNESS my hand & seal at Old Hickory, Tennessee, this 12th of July 2024.

Dec 20 28
My Commission Expires

Notary Public

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTIONS 67-4-409(a)(1)(C)(iv).}

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