Karen Johnson Davidson County
Batch# 1161190 DEEDWARRSP
07/24/2024 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,939.73
20240724-0055768

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $524,250.00. **Affiant** Subscribed and sworn to before me, this 22nd day of July, 2024. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9 2026

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Corbin L. Paul 226 Hurst Drive Old Hickory, TN 37138	NEW OWNER	053-06-0-028.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA R. MITCHELL, EXECUTRIX AND PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID L. ROLLINS**, hereinafter called the

Grantor, has bargained and sold, and by these presents does transfer and convey unto **CORBIN L. PAUL, UNMARRIED MAN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 52, as shown on the map entitled Fairway View, Section Two, of record in Plat Book 2900, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to David L. Rollins and wife, Dorothy Ann Rollins, by deed from C.A. Wilson and wife, Mary R. Wilson, of record in Book 3789, Page 209, dated July 7, 1964, said Register's Office. Dorothy Ann Rollins having since died on or about December 3, 2019 leaving David L. Rollins as surviving tenant by the entirety. David L. Rollins died testate on or about April 10, 2024. Pursuant to the terms of his will of record in Docket No. 24P998, in the Circuit Court of Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, Page 100, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3066, Page 434, said Register's Office.

This is improved property known as: 226 Hurst Drive, Old Hickory, Tennessee 37138.

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 heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 22nd day of July, 2024.

Donna R Mitchell

Donna R. Mitchell, Executrix and Personal Representative of the Estate of David L. Rollins

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna R. Mitchell, Executrix and Personal Representative of the Estate of David L. Rollins**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~22nd~~ 19th day of July, 2024.

Notary Public

My Commission Expires: 3-11-28

GINA HOLDEN
Notary Public, State of Texas
My Comm. Exp. 03-11-2028
ID No. 13240028-5

True Copy Certification

I, Wesley D. Turner, 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 July 22, 2024.

Affiant Signature

Date: July 23, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of July 2024.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025