Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CRE-24-331

Karen Johnson
Batch # 1163492
07/29/2024 03:11:29 PM
Fees: $18.00 Taxes: $2,915.60

Davidson County
DEEDWARR
3 pgs

20240729-0057159

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-2056

COUNTY OF DAVIDSON ★ SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $788,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2024

Notary Public

Commission Expires: 7/6/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nashville Metro Holdings, LLC 3000 Meridian Blvd. Suite 140 Franklin, TN 37067	Same as New Owner	131010H00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David A. Ferree as Executor and as devisee and John Ferree as devisee the Estate of Lorene Koonts Ferree

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashville Metro Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Windemere Planned Unit Development Phase 1 together with a common interest in open areas of roadways of record in Plat Book 6900, Page 45 and Book 690, Page 616 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lorene Koonts Ferree by Warranty Deed from Hobbs Corporation of record in Book 7280, Page 818, Register's Office for Davidson County, Tennessee, dated June 25, 1987 and recorded on June 29, 1987. The said Lorene Koonts Ferree died on or about October 29, 2023. Reference is made to the Affidavits of Heirship for Lorene Koonts Ferree of record in Instrument No. 20231227-0099203 and Instrument No. 20231227-0099204, Register's Office for Davidson County, Tennessee, in which John Ferree and David Ferree are named as all of her heirs at law. Reference is further made to the last will and testament of Lorene Koonts Ferree admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 24P1127, in which she names David A. Ferree as Executor and David A. Ferree and John Ferree as devisees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Windemere Woods Dr, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Dated this the 25th day of July, 2024.

Estate of Lorene Koonts Ferree

By: David A Ferree
David A. Ferree, Executor

By: David A Ferree
David A. Ferree, Devisee

STATE OF Tennessee
COUNTY OF Williamson

On this 25th day of July, 2024, before me personally appeared David A. Ferree, Executor and Devisee of the Estate of Lorene Koonts Ferree, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of July, 2024.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 9/6/2026

Dated this the 25th day of July, 2024.

Estate of Lorene Koonts Ferree

By: John Ferree, Devisee
John Ferree, Devisee

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

On this ~~25th~~ 24th day of July, 2024, before me personally appeared John Ferree, Devisee of the Estate of Lorene Koonts Ferree,to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~25th~~ 24th day of July, 2024.
LT

Notary Signature
My commission expires: 08-10-2026

LORI TOMLIN
Notary Public
Buncombe
County
My Comm. Exp.
08-10-2026
NORTH CAROLINA