39B

Name and Address of New Owner:
Allen Perry
4618 Lealand Lane
Nashville, Tennessee 37220

Send Tax Bills To:
Allen Perry
4618 Lealand Lane
Nashville, Tennessee 37220

Karen Johnson Davidson County
Batch # 1167070 DEEDWARR
08/06/2024 02:35:45 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240806-0059992

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, TN 37206

Map & Parcel No: 083 12 0 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Brickles, Executor of Estate of Dorothy Virginia Hughes**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allen Perry, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Eastland Acres, Section II of record in Plat Book 2331, Page 7, 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 James H. Hughes and wife, Dorothy Virginia Hughes, by Quitclaim Deed from Dorothy Ward Brothers, of record in Book 6663, Page 819, in the Register's Office of Davidson County, Tennessee, dated August 16, 1985 and recorded on September 24, 1985. The said James H. Hughes died on January 18, 2013 and Dorothy Virginia Ward Hughes died on February 06, 2024 Testate, devising subject property to Paul Brickles. See Probate Case 24P903, Davidson County, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Ross W. Brothers, Jr., and wife, Dorothy Virginia Brothers, by Warranty Deed from Hickman Joyce Gibson, Jr and wife, Gwendolyn B. Gibson, of record in Book 4028, Page 456, in the Register's Office of Davidson County, Tennessee, dated June 15, 1966 and recorded on June 21, 1966. Also see Final Decree

between Dorothy Ward Brothers Vs Ross W. Brothers, Jr., is recorded in Book 6630, Page 790, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2024.

Estate of Dorothy Virginia Hughes

By: Paul A. Brickles (SEAL)
Paul Brickles, Executor

By: Paul A. Brickles (SEAL)
Paul Brickles, as Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Paul Brickles, Executor and Sole Beneficiary of the Estate of Dorothy Virginia Hughes, 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 30th day of July, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2024.

Notary Signature
My commission expires: 7/6/26

