When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-23185-RR

Karen Johnson Davidson County
Batch# 1178046 DEEDWARR
09/05/2024 07:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20240905-0068202

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of September, 2024.

NOTARY PUBLIC

My commission expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeremy Roberts	Pinnacle Bank	07513022200
(NAME)	(NAME)	
302 Bonnaspring Dr.	150 3rd Ave. S, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stevan Hoyt Bull and Rebeccah Ann Bull Collins, Co-Executors and Beneficiaries of the Estate of Mary W. Bull,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeremy Roberts, unmarried man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1068 on the Plan of Hermitage Hills, Section 9, as of record in Book 3600, Page 97, Register's Office for said County.

Said Lot No. 1068 fronts 79.81 feet on the westerly side of Bonnaspring Drive and extends back 116.4 feet on the northerly line and 156.48 feet on the southerly line to a dead line in the rear, measuring 89.43 feet thereon.

Being part of the same property conveyed to Anthony B. Bull and wife Mary W. Bull by deed from belle Homes, Inc., of record in Book 3972, Page 821, dated December 22, 1965, said Register's Office.

Pursuant to the Order and Final Decree of record in Docket No. 84D-1905, in the Chancery Court for Davidson County, Tennessee at Nashville, a certified copy of which is of record in Book 7292, Page 457, said Register's Office, Anthony B. Bull was divested of her interest in said property, and Mary W. Bull was vested with full interest in said property.

The said Mary Welch Bull having since died on or about January 22, 2024. Per Last Will and Testament Admitted to Probate Case No. 24P679, Stevan Hoyt Bull and Rebeccah Ann Bull Collins were appointed as Co-Executors of her estate.

This property is __unimproved _X_improved property known as: 302 Bonnaspring Dr., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of September, 2024.

Estate of Mary W. Bull

BY: Co-Executor and Beneficiary
Stevan Hoyt Bull, Co-Executor and Beneficiary

STATE OF TEXAS
COUNTY OF WICHITA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stevan Hoyt Bull with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Co-Executor of Estate of Mary W. Bull, and in his capacity as such Co-Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2024.

Notary Public
My Commission Expires: 04/27/2025

KARLA BROWN
Notary Public, State of Texas
Comm. Expires 04-27-2025
Notary ID 133066411

Estate of Mary W. Bull

BY: Rebeccah Ann Bull Collins, Co-Executor and Beneficiary
Rebeccah Ann Bull Collins, Co-Executor and Beneficiary

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebeccah Ann Bull Collins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Co-Executor of Estate of Mary W. Bull, and in her capacity as such Co-Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2024.

Notary Public
My Commission Expires: 1/11/26

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/2/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/4/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th **day of** September 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

