# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of Septembet, 2024.

(Affix Seal) Notary Public

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2024-07-2000

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch # 1179114 DEEDWARR
09/09/2024 10:14:30 AM 7 pgs
Fees: $38.00 Taxes: $1,757.50

20240909-0069113

| Address of New Owners: | Send Tax Bills To: | Tax ID |
|---|---|---|
| Devon Inman<br>718 Greymont Drive<br>Nashville, TN 37217 | OWNER | Map/Parcel<br>119-08-0-102.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tammy H. Smith and Karen J. Holleman, Executors of the Estate of Barbara Jean Holleman aka Barbara Y. Holleman, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Devon Inman, an unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 68 on the Map of Glenncliff Estates, Section 2, of record in Book 1130, page 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 100 feet on the Southerly margin of Greymont Drive and runs back between parallel lines 300 feet to a dead line in the rear.

Being the same property conveyed to Glenn Holleman, Jr. and wife, Barbara Y. Holleman by Warranty Deed from Andrew L. Elrod and wife, Frances L. Elrod of record in Book 3247, page 347, Register's Office for Davidson County, Tennessee, dated June 9, 1961 and recorded on June 9, 1961. Glenn Holleman, Jr. also known as Richard Glenn Holleman, Jr. died on January 9, 2021 leaving Barbara Y. Holleman as the surviving tenant by the entirety. Barbara Y. Holleman died testate on June 29, 2023 and her Estate was opened for probate in the Circuit Court of Davidson County, Tennessee, Docket No. 23P-1651. See attached Order entered in the Probate Court on August 29th, 2024, authorizing the Executors to execute all documents to transfer and sell the subject property.

This conveyance is subject to the following: Davidson County property taxes for the 2024 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 718 Greymont Drive, Nashville, TN 37217.

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 the GRANTOR, does covenant with the said GRANTEE that they are 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; and it does further covenant and binds themselves, their 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.

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.

Effective the 6th day September, 2024.

Estate of Barbara Jean Holleman aka Barbara Y. Holleman

By: Tammy H Smith
Tammy H. Smith, Executor

By: Karen J Holleman
Karen J. Holleman, Executor

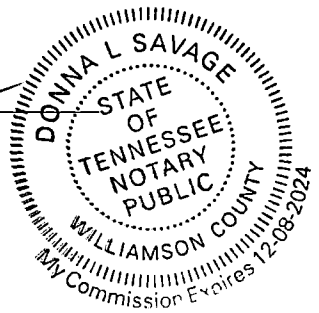
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and county mentioned, personally appeared Tammy H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Barbara Jean Holleman aka Barbara Y. Holleman, deceased, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of September, 2024.

Notary Public

My commission expires:
12-08-24



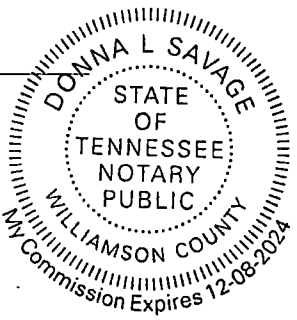

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and county mentioned, personally appeared Karen J. Holleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Barbara Jean Holleman aka Barbara Y. Holleman, deceased, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of September, 2024.

Notary Public

My commission expires:
12-08-24



# STATE OF TENNESSEE

*I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the ORDER heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 29th day of August, 2024, in Docket Number 23P1651, IN RE: Barbara Jean Holleman, as same remains of record in the Minutes of said Court.*

*IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 29th day of August in the year 2024 and in the 248 year of American Independence.*

*JOSEPH P. DAY, Clerk*

*By:* _____
*Deputy Clerk*

JOSEPH P. DAY CIRCUIT COURT CLERK

[SEAL]

**IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE**
**PROBATE DIVISION**

IN RE: ESTATE OF Barbara Jean Holleman
DECEASED

NO. 23P – 1651

**ORDER**

This Matter came to be heard on August 29th 2024 before the Honorable Andra Hedrick, Judge of the Seventh Circuit Court for Davidson County, Tennessee, upon the Petition to Clarify the will of Barbara Jean Holleman. Present for the hearing were counsel for the estate, J. Blake Freeman, Esq. and the Executors. Ms. Holleman left a Will which has some issues which the Title Company wish to be clarified before they will close the sale of the property.

The first issue is **'Who is the Family'**? The Will states in part under Article 3, paragraph 3; "Anyone in the family is to have the first opportunity to purchase the property. If no one in the family desires to purchase the property, then it is to be sold at open market". Affidavit's are attached to the Motion stating in part, "The six children are the only Heirs at Law and their mother referred to them when they were together as Her Family". Testimony was heard from the Executors that Ms. Holleman made statements when all six children were with her she was happy to have all her family together. Blacks Law Dictionary defines "Family" as a group of people who are connected by either genetics or legal process.

The second issue is **'Can the Executors convey title to the property'**. The title company does not believe that the Will's language, or lack thereof, is enough to bring the real property into the Estate and thus subjecting it to the control of the Executors. **Article VI, states "My Personal Representatives, shall have and may exercise the following discretionary powers in addition to any common law or statutory powers without the necessity of court license or approval;**

**B. To sell and to grant options to purchase all or any part of my estate, both real and personal, at any time, at public or private sale..."**

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that the six children of Ms. Holleman who signed the Affidavits attached to the Motion are her

Family, as it relates to the Real Estate in the will. They are: Patricia Ann Kemp, Richard Thomas Holleman, Donna Holleman Cole, Karen Janiece Holleman, Terry Bruce Holleman, Tammy Holleman Smith.

**IT IS FURTHER ORDERED ADJUDGED AND DECREED** all interested parties were given proper and sufficient notice of this proceeding.

**IT IS FURTHER ORDERED ADJUDGED AND DECREED** the children were given first right of refusal to purchase the property pursuant to the provision in the will, but declined as evidenced by the Affidavits attached to the Motion.

**IT IS FURTHER ORDERED ADJUDGED AND DECREED** Executors shall have full authority to execute any and all documents to effectuate the transfer, sell and closing of the real property on behalf of the Estate.

*Electronic Signature attached as separate page*
Judge Andra Hedrick

Approved for entry:

*/s/ J Blake Freeman, (BPR# 10959)*
J. Blake Freeman
Attorney at Law
114 Benson Road
Nashville, TN 37214
615-519-2663

**Certificate of Service**

I certify that I have mailed a copy of this document on the 20th day of August 2024 to the following:

Patricia Kemp, 1990 Lavergne Court, Nashville, TN 37210
Richard T. Holleman, 1200 Saundersville Ferry Road, Mt Juliet, TN 37122
Donna L. Cole, 582 Oakley Hollow Road, Alexandria, TN 37012
Karen J. Holleman, 718 Greymont Drive, Nashville, TN 37217
Terry B. Holleman, 837 Northern Road, Mt Juliet, TN 37122
Tammy H. Smith, 14826 Old Hickory Blvd., Cane Ridge, TN 37013
Christy Holleman, 837 Northern Road, Mt Juliet, TN 37122
Steven Kemp, 1990 Lavergne Court, Nashville, TN 37210
Jamie Smith, 11733 Windymist Way, Huntersville, NC 28078

*/s/ J Blake Freeman, (BPR# 10959)*

**Case Title:** SMITH V HOLLEMAN

**Case Number:** 23P1651

**Type:** ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Andra J Hedrick

Judge Andra Hedrick, Seventh Circuit