Karen Johnson
Batch # 1182135
09/16/2024 01:04:46 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARRSP
4 pgs
20240916-0071291

THIS INSTRUMENT PREPARED BY:
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mount Juliet, Tennessee 37122
Based upon information supplied by Grantors.

****

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(D).}

****

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL:**
Dana Baker 822 Overhills Road Old Hickory, TN 37138	Dana Baker 822 Overhills Road Old Hickory, TN 37138	075-12-0 E 040.00CO GSD 4366

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to administer the Estate of the late Rubye Annettee Skulley Preston, the **Estate of Rubye Annettee Skulley Preston** ("Grantor"), which is currently being probated in the Probate Court for Davidson County, Docket No. 2024-PR-567, does hereby grant, transfer, and convey unto **DANA WILLS BAKER and AMANDA WILLS TOMPKINS, as joint tenants with right of survivorship,** ("Grantees"), each's successors and assigns, all of Grantor's right, title, and interest in and to the follow tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of First Revision of Blossom Trace, of record as Instrument No. 20010920-0101745, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction, of record as Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being party of the same property conveyed to Blossom Trace, LLC, a Tennessee limited liability company by deed from Kent A. Biery and wife, Linda E. Biery, of record as Instrument No. 20010605-0058126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rubye Annette S. Preston by Warranty Deed from Blossom Trace, LLC, a Tennessee limited liability company, of record as Instrument No. 20021223-0158083, dated December 20, 2002, and filed December 23, 2002, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The conveyance is made subject to:

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1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record as Instrument No. 20010724-0078292, Register's Office for Davidson County, Tennessee.
2. Matters shown on the Plan of record as Instrument No. 200010920-0101745, Register's Office for said County.

ESTATE OF RUBYE ANNETTE SKULLEY PRESTON,

DANA WILLS BAKER,
Co-Executrix of the Estate of Rubye Annette Skulley Preston.

AMANDA WILLS TOMPKINS,
Co-Executrix of the Estate of Rubye Annette Skulley Preston.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Dana Wills Baker and Amanda Wills Tompkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath each acknowledged herself to be a co-Executrix of the **Estate of Rubye Annette Skulley Preston** and that each, as such co-Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Rubye Annette Skulley Preston**.

Witness my hand and official seal at Mount Juliet, Tennessee, this 10 day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 03/06/2027

CHELSEA N HASLAW
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY:
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mount Juliet, Tennessee 37122
Based upon information supplied by Grantors.

****

AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(D).}

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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, his/her successors and assigns, forever. Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantees, his/her successors and assigns, against the lawful claims of all persons claiming under Grantor. 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.

Witness my hand this the 10 day of September, 2024.
Further the Affiant saith not.

ESTATE OF RUBYE ANNETTE SKULLEY PRESTON,

DANA WILLS BAKER,
Co-Executrix of the Estate of Rubye Annette Skulley Preston.

AMANDA WILLS TOMPKINS,
Co-Executrix of the Estate of Rubye Annette Skulley Preston.

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STATE OF TENNESSEE)
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Witness my hand and official seal at Mount Juliet, Tennessee, this 10 day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 03/06/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON