BOX 10-B

Karen Johnson Davidson County
Batch # 1187805 DEEDWARR
09/30/2024 02:36:35 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20240930-0075658

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COLSON SERVICES, LLC	**SAME**	**042-14-0-037.00**
(NAME) **1960-J MADISON STREET #242**	(NAME)	
(ADDRESS) **CLARKSVILLE, TN 37043**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, FREDIA FORSHEE, F/K/A FREDIA FAY KITCHENS, REGINA MATHIS A/K/A REGINA MAXINE MATHIS, AND CYNTHIA L. MILLIGAN, A/K/A CINDY LOU MILLIGAN, BEING DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MINNIE LOU FORSHEE, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1
Land in the 11th Civil District of Davidson County, Tennessee, and described according to a survey by Hickerson & Hickerson, Engineers, dated November 14, 1961, as follows:

BEGINNING at a point in the northerly side of Tuckahoe Drive, being the southeast corner Lot No. 18, on the Plan of Section II, Sherry Heights (Book 2331, page 69, Register's Office for Davidson County, Tennessee); thence along the easterly line of said Lot No. 18, North 5° 22' East 200.0 feet to a point, the common rear corner of Lot Nos. 18 and 17 on said Plan; thence North 62° 32' East 140.0 feet to a point; thence South 84° 38' East 29.4 feet to a point; thence South 5° 22' West 277.0 feet to a point in the northerly side of Tuckahoe Drive extended; thence North 84° 38' West 151.3 feet to the point of beginning.

TRACT 2
Land in Davidson County, Tennessee, being Lot No. 18, as shown on the map entitled Plan of Section II, Sherry Heights, of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES WILLIAM FORSHEE AND WIFE, MINNIE LOU FORSHEE, by deed from TOY MAXWELL AND WIFE, HELEN B. MAXWELL, of record in Book 3804, page 47, dated August 13, 1964, said Register's Office.

JAMES WILLIAM FORSHEE died on or about December 14, 2018, leaving MINNIE LOU FORSHEE as the surviving tenant by the entirety.

MINNIE LOU FORSHEE died testate on or about April 30, 2023, devising said property to FREDIA FAY KITCHENS, REGINA MAXINE MATHIS, AND CINDY LOU MILLIGAN, by will of record in Docket No. 23P1198, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.****

This conveyance is subject to matters shown on the Plan of record in Book 2331, page 69; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6196, page 549; Easement for the flow of the water of Ewing Creek North Fork and the rights of the public therein; and any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **113 RHINE DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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; 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.

Witness our hands this 27th & 30th day of September, 2024.

FREDIA FORSHEE

REGINA MATHIS

CYNTHIA L. MILLIGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **FREDIA FORSHEE,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of September, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **REGINA MATHIS,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of September, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CYNTHIA L. MILLIGAN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of September, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON