WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23 DAY OF October 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1197614 DEEDWARR
10/24/2024 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20241024-0082701

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Alex Quattlebaum	**Regions Bank**	119-13-0-248.00
(NAME) 3026 Louise Drive	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) Nashville, TN 37211	(ADDRESS) **Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Benjamin Labry, unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Alex Quattlebaum, unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of H. G. McNabb Subdivision of record in Plat Book 1130, Page 64, in the Register's Office for said County.

Said Lot No. 31 fronts 65 feet on the easterly margin of Louise Drive and extends back 159.2 feet on the northerly line and 159.1 feet on the southerly line to a dead line in the rear. measuring 65 feet thereon.

Being the same property conveyed to William R. McKnight et ux Harriet L. McKnight by Warranty Deed from James R. Tucker et ux Ramona Tucker of record in Book 5332, page 325, Register's Office for Davidson County, Tennessee, dated August 28, 1978 and recorded on August 31, 1978.

Being the same property conveyed to Emil E. Frye and wife, Helen Frye by Quitclaim Deed from William R. McKnigght and wife, Harriett L. McKnight of record in Book 7306, page 848, Register's Office for Davidson County, Tennessee, dated June 08, 1987 and recorded on June 27, 1987.

Being the same property conveyed to Emil E. Frye and Helen Light and Richard Light by

Quitclaim Deed from Emil E. Frye and Helen Frye of record in Book 11566, page 292, Register's Office for Davidson County, Tennessee, dated July 01, 1999 and recorded on July 09, 1999.

Emil E. Frye passed away October 16, 2002, leaving Helen Light and Richard Light, surviving tenants by the entirety.

Helen Light passed away on January 06, 2007, leaving Richard Light, surviving tenant by the entirety.

Richard Light passed away on June 16, 2022, his estate duly probated in the Seventh Circuit Court Probate Division for Davidson County, Tennessee as Docket No. 22P1328.

Affidavit of Inheritance of Real Estate of record in Instrument Number 200704174-0045791 and re-recorded in Instrument Number 20070703-0079216.

Being the same property conveyed to Boyjoh, Inc., a Tennessee Corporation by Warranty Deed from Thomas D. Light and Rebecca Chapman and Douglas Light of record in Instrument No. 20230103-0000221 Register's Office for Davidson County, Tennessee, dated December 28, 2022 and recorded on January 03, 2023.

Being a portion of the same property conveyed to Benjamin Labry by Quitclaim Deed from Boyjoh, Inc., a Tennessee Corporation of record in Instrument No. 20240419-0028091 Register's Office for Davidson County, Tennessee, dated April 18, 2024 and recorded on April 19, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3026 Louise Drive, Nashville, TN 37211

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 23rd day of October, 2024.

Benjamin Labry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of October, 2024, before me personally appeared Benjamin Labry, 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 23rd day of October, 2024

Notary Signature
My commission expires: 7/12/2028

Notary Public State of Florida
Jolain N. Nill
My Commission HH 570592
Expires 7/12/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 23, 2024.

Affiant Signature

10/24/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this October 24, 2024.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY