Karen Johnson Davidson County
Batch# 1202949 DEEDWARR
11/08/2024 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20241108-0087238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-15-28
(AFFIX SEAL)

NICHOLE SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Richard Beckert and Christine June Beckert	Same As Owner	187 05 0A 073.00
(NAME) 1104 Frewin St.	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily A. Hutto, Executrix of the Estate of Karen L. Hutto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Richard Beckert and Christine June Beckert, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 73 on the Plan of Final Plat of Burkitt Springs, Phase 2 of record in Plat at Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Louise Hutto, an unmarried woman from Alan Grant Reed, II and wife, Courtney Leigh Reed by Warranty Deed dated September 27, 2019 and recorded on September 30, 2019, in Instrument No. 20190930-0099438, Register's Office for Davidson County, Tennessee. The said Karen Louise Hutto having since died on or around June 30, 2024 her estate is probated and administered by the Chancery Court for Williamson County, Tennessee as case number 24PR-13881, naming Emily A. Hutto as Personal Representative.

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.

This is improved property, known as 1104 Frewin St., Nolensville, TN 37135

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my successors 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 1st day of November, 2024.

Estate of Karen L. Hutto

BY: _____
Emily A. Hutto
Executrix

STATE OF New York

COUNTY OF Westchester

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Emily A. Hutto with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Executrix of the Estate of Karen L. Hutto,the within named bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2024.

Joanne DeBellis
Notary Public

My Commission Expires: 6/2/27

(SEAL)

JOANNE DEBELLIS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6093495
Qualified in Westchester County
Commission Expires June 2, 2027

Certificate of Authenticity

I, Nichole Sutton, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **11/4/24**.

Date

Nichole Sutton

Affiant Signature

11/7/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **7th** day of **November**, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

