7909

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SHANNON PHILBIN MY COMMISSION EXPIRES MARCH 9, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1207103 DEEDWARR
11/20/2024 11:55:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20241120-0090409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradford Bell	NEW OWNER	119-12-0-128
(NAME)	(NAME)	
2 Ironwood Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, James William Roberson, Jr., Executor of the Estate of Florence G. Roberson** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradford Bell,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 113 on the Plan of Section Two Battlewood, as of record in Book 1835, pages 95-96, Register's Office for said County, to which reference is hereby made for further description of said property.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY WHICH WAS CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, IN BOOK 3702, PAGE 547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to James William Roberson and wife, Florence Roberson by Warranty deed from Bessie P. Thurman, a single woman of record in Book 9760, Page 974, dated August 10, 1995, recorded August 14, 1995, Register's Office Davidson County, Tennessee. The said James William Roberson died on November 28, 1998 and the said Florence G. Roberson died testate April 20, 2009. Her Last Will and Testament (the "Will") was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket 24P1117. Pursuant to the terms of the Will, James William Roberson, Jr. was named Executor of the Estate of Florence G. Roberson and the Will provides that all property, real and personal, is to be sold by the Executor and made subject to distribution in probate pursuant to the terms of the Will.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property is not the primary residence of the Grantee and is for investment purposes only.

This is Improved property, known as 901 Drummond Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

File No.: 7909-24
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, unless otherwise herein set out; 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, successors 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 15th day of November, 2024.

Estate of Florence G. Roberson

By: James William Roberson Jr
James William Roberson, Jr., Executor

State of Texas

County of Jefferson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James William Roberson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor herein, and who in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his official capacity as Executor of the Estate of Florence G. Roberson, deceased per appointment of the Probate Court for Davidson County, Tennessee in Docket No. 24P1117, being duly authorized so to do, freely and voluntarily, and for the purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2024.

Virginia Johnson

Commission Expires: 10/12/2026

Virginia Johnson
State of Texas
Notary Public
Commission No. 258659-8
My Commission Expires 10/12/2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 15th day of November, 2024.

11/15/2024
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15th day of November, 2024.

Commission Expires July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027