Karen Johnson Davidson County
Batch# 1212050 DEEDWARR
12/03/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20241203-0093903

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEBORAH PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$565,000.00**

Subscribed and sworn to before me this 2nd day of December, 2024.

Notary Public **Affiant**
My Commission Expires: 1/31/26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Katie Cook Shoenfeld & Adam Shoenfeld **220 Diane Drive** **Madison, TN 37115**	Same as New Owner	**042-07-0-061.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Kathy Russell and Terry Augustin as Co-Executors of The Estate of Louis P. Augustin**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Katie Cook Shoenfeld and Adam Shoenfeld, wife and husband** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Sect. Two, Haven Acres, of record in Book 2331, page 139, 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 LOUIS P. AUGUSTIN AND WIFE, BARBARA J. AUGUSTIN, by deed from BENEFICIARIES OF THE ESTATE OF D. C. TRAYLOR, BEING JANET TRAYLOR WATTS AND DONALD CLIFFE TRAYLOR, of record in Book 10247, page 407, dated November 1, 1996, said Register's Office.

BARBARA J. AUGUSTIN died on or about June 26, 2009, leaving LOUIS P. AUGUSTIN as the surviving tenant by the entirety.

LOUIS P. AUGUSTIN died testate on or about May 23, 2024. Pursuant to the terms of his will of record in Docket No. 24P1462, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of his probate estate.

This is improved property known as: 220 Diane Drive, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd day of December, 2024.

The Estate of Louis P. Augustin

Kathy Russell

Kathy Russell, Co-Executor

Terry Augustin, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2024, before me personally appeared **Kathy Russell and Terry Augustin, as Co-Executors of the Estate of Louis P. Augustin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representatives of the **Estate Of Louis P. Augustin, as appointed by court Order of record in Docket No.24P1462 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and are authorized to execute this Instrument as the Personal Representatives on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 2nd day of December, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 12/2/2024 [DATE].

AFFIANT SIGNATURE

12/2/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 2nd day of December, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

