Karen Johnson Davidson County
Batch# 1216591 DEEDWARR
12/16/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20241216-0097410

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$470,000.00**

Subscribed and sworn to before me this 13th day of December, 2024.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08/01/2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Amanda Motsenbocker & Ryan Motsenbocker **1997 Graceland Drive** **Goodlettsville, TN 37072**	Same as New Owner	**007-15-0-006.00**

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 **Donna Pearcy and Bobbie J. Shankle, Co-Executrices of The Estate of Peggy Johnson Black**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Amanda Motsenbocker and Ryan Motsenbocker, 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 No. 38 on the Plan of Grizzard Manor, Section III, as of record in Plat Book 4675, Page 40, Register's Office Davidson county, Tennessee, to which plat reference is made for a more complete description thereof.

Being the same property conveyed to John D. Black and wife, Peggy J. Black by Warranty Deed from Max Hurst, Jr. and wife, Darlena C. Hurst of record in Book 5564, page 284, Register's Office for Davidson County, Tennessee, dated February 06, 1980 and recorded on February 08, 1980.

The said persons John D. Black died on or about June 3, 2004 leaving Peggy J. Black as surviving tenant by the entirety. The said Peggy J. Black having since died testate on or about April 12, 2024. Her Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division), under Case No. 24P1208, directed the subject property to be administered as part of the Estate, subject to the control of the Co-Executrices, DONNA PEARCY and BOBBIE J. SHANKLE.

This is improved property known as: 1997 Graceland Drive, Goodlettsville, TN 37072

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 13th day of December, 2024.

The Estate of Peggy Johnson Black

Donna Pearcy, Co Executrix

Donna Pearcy, Co-Executrix

Bobbie J. Shankle Co-Executrix

Bobbie J. Shankle, Co-Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of December, 2024, before me personally appeared **Donna Pearcy and Bobbie J. Shankle, Co-Executrices of the Estate of Peggy Johnson Black**, 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 Peggy Johnson Black, as appointed by court Order of record in Docket No. 24P1208 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 13 day of December, 2024.

My Commission Expires: 1/31/26

DPark

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 **12/13/24** [DATE].

AFFIANT SIGNATURE

12/13/24

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **13** day of **December**, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

