Karen Johnson Davidson County
Batch# 1217772 DEEDWARR
12/18/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20241218-0098324

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $165,000.00 Affiant Subscribed and sworn to before me, this 17th day of December, 2024. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jerry M. Franklin	**New Owner**	**075-14-0-031.00**
1012 Jones Parkway		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tiffany Gayle Wall and Austin Travis Pulley, brother and sister, as sole heirs of Kevin Clay Belcher and Renee Belcher Pulley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry M. Franklin, a married man

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. 101 on the Plan of Hermitage Estates of record in Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 101 fronts 77 feet on the westerly side of Gordon Lane and extends back 199 feet on the north line and 177.2 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 110 feet.

Being all of the property conveyed to Kevin Clay Belcher and Renee Belcher Pulley, as tenants in common, being all of the heirs at law of Earlene Hucks Belcher, by Warranty Deed from Estate of Earlene Hucks Belcher by Kevin Clay Belcher and Renee Belcher, Co-Administrators, of record in Instrument No. 20020521-0062032, Register's Office for Davidson County, Tennessee, dated May 17, 2002. Kevin Clay Belcher having died June 7, 2024 and said property then vested, by laws of intestacy, into his sole heir at law: Rene Belcher Pulley. Rene Belcher Pulley, being also known as Carey Renee Pulley, having since died on June 14, 2024. Said property then vested, by laws of intestacy, into Tiffany Gayle Wall and Austin Travis Pulley as the sole heirs of Rene Belcher Pulley a/k/a Carey Renee Pulley. See the Affidavits of Heirship recorded imeediately prior to this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. Map/Parcel 075-14-0-031.00. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8125 Gordon Lane, Nashville, TN 37076.

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 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 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 my/our hand(s) this 17th day of December, 2024.

* This is inherited property and has not been the marital residence of either Grantor.

Tiffany Gayle Wall

Austin Travis Pulley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2024, before me personally appeared Tiffany Gayle Wall and Austin Travis Pulley, to me known to who proved themselves to be the person (or persons) described herein 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 17th day of December, 2024.

Notary Signature My commission expires:



File #: **24-539**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

12/17/24.

Date

Affiant Signature

December 17, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of December, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

