Karen Johnson Davidson County
Batch# 1238889 DEEDWARRSP
02/20/2025 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250220-0012366

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE February 18, 2025.

(Affix Seal) Notary Public

My Commission Expires:

Kathleen Hale McClellan STATE OF TENNESSEE NOTARY PUBLIC Williamson County My Comm. Expires 11/18/2029

2025-02-2542

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jim Terrell and William R. Hostettler, Sr. P. O. Box 3541 Brentwood, TN 37024	New Owner	Map/Parcel 118-03-0-016.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, FirstBank, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Jim Terrell and William R. Hostettler, Sr., each a one-half undivided interest, as tenants in common, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

The below described property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 8 on the Plan of Fessey Court, as of record in Plat Book 1835, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more completed and accurate description thereof.

Being the same property conveyed to James A. Lightman, unmarried by Warranty Deed from Thomas K. Worrall and wife, Samantha E. Worrall of record in Instrument No. 20070712-0082918, Register's Office for Davidson County, Tennessee, dated July 06, 2007 and recorded on July 12, 2007.

Said James A. Lightman has been deceased, died on October 03, 2021.

Affidavit of Inheritance recorded on January 19, 2022 in Instrument No. 20220119-0007098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FirstBank by Successor Trustee's Deed from Erika R. Barnes, Successor Trustee of record in Instrument No. 20250203-0007883 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 03, 2025.

This conveyance is subject to the following:

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 72, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2689 Fessey Court, Nashville, TN 37204.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its 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 claiming by, through, or under the Grantor, but not further or otherwise.

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 18th day of February, 2025:

FirstBank

By: _____
Scott McGuire, Special Assets Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Scott McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Special Assets Manager of FirstBank, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Special Assets Manager.

Witness my hand, at office, this 18 day of February, 2025.



_____
Notary Signature

My commission expires:

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/18/2025.

Date

Affiant Signature

2/18/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

