Karen Johnson
Batch # 1271762
05/12/2025 10 41 14 AM
Fees $13 00 Taxes $1,144 34

Davidson County
DEEDWARR
2 pgs

20250512-0037122

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Better Homes of Nashville, LLC 1011 Gillock St Nashville, TN 37216	NEW OWNER	026 05 0 006 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dorris Gammon, Personal Representative for the Estate of Joyce D. Oakley** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Better Homes of Nashville, LLC, a Tennessee limited liability company** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 200 Roscoe Street, Goodlettsville, TN 37072 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

Located in the County of Davidson, State of Tennessee, to-wit

Being Lot No 1 and the west one-half of Lot No 2 in Block D of the Roscoe Subdivision at Goodlettsville as of record in Book 843, Page 72, Register's Office of Davidson County, Tennessee

Said Lot No 1 and the west one-half of Lot No 2 fronts together 75 feet on the north side of Roscoe Street and run back between parallel lines 150 feet to a dead line

Being the same property conveyed to Mason Paul and wife, Martha H Paul, by Installment Deed from W C Moncrief & Company, Inc , a Tennessee Corporation dated January 17, 1940, and recorded January 24, 1940, of record in Book 1097, Page 266, in the Register's Office for Davidson County, Tennessee

Martha H Paul having died on or about December 13, 1969, leaving Mason Paul as the surviving tenant by the entirety Mason Paul having died on or about February 21, 2004, naming Joyce Dean Paul Oakley as Devisee per the Last Will and Testament of record in Docket #18P673 in the Circuit Court of Davidson County, Tennessee Joyce Dean Paul Oakley having died on or about October 20, 2023, naming Dorris Gammon as Personal Representative per the Last Will and Testament of record in Docket #23P2186 in the Circuit Court of Davidson County, Tennessee

This is improved (X) unimproved ( ) property known as 200 Roscoe Street, Goodlettsville, TN 37072

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of April, 2025

The Estate of Joyce D Oakley

By _____
Dorris Gammon, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Dorris Gammon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Personal Representative** of the **Estate of Joyce D. Oakley,** the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Estate of Joyce D. Oakley** by the said **Dorris Gammon**, as **Personal Representative.**

Witness my hand, at office, this 29th day of April, 2025

_____
Notary Signature
My commission expires 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby sweais and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,280 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
AFFIANT

Sworn to and subscribed before me this 9 day of May, 2025

_____
Notary Public
My commission expires _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027