Karen Johnson Davidson County
Batch# 1288113 DEEDWARR
06/20/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250620-0048492

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 **$225,000.00**

Subscribed and sworn to before me this 16th day of June, 2025.

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).
Tristar Home Buyers, LLC **3966 Lawing Drive** **Nashville, TN 37207**	Same as New Owner	**041-07-0-085.00**

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 **Wayde Shipman, Administrator of The Estate of Norma Jean Screws**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Tristar Home Buyers, LLC, a Tennessee Limited Liability Company**, 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. 17 on the Plan of Bell Valley Subdivision of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the Southerly side of Lyric Lane, the common corner of Lots 16 and 17; thence on the line between said lots 140.1 feet to the point on the rear line of Lot 19; thence easterly on a slightly broken line 127.2 feet to a point on the Westerly margin of Lawing Drive; thence along said margin 90.0 feet to a monument marking the beginning of a curve; thence around said curve 39.27 feet in a northwesterly direction to a monument on the southerly margin of Lyric Lane; thence along said margin 90.0 feet to the point of beginning.

Being the same property conveyed to James B. Screws and wife, Norma Screws by Warranty Deed from W. E. Batey and T. W. Batey of record in Book 3805, page 421, Register's Office for Davidson County, Tennessee, dated August 24, 1964 and recorded on August 25, 1964. The said James B. Screws having since died on or about January 22, 2025 leaving Norma Screws surviving tenant by the entirety. The said Norma Jean Screws having died intestate on or about April 11, 2025. For further reference, record of Estate administration in Seventh Circuit Court for Davidson County, Tennessee under Docket No. 25P994. Pursuant to Court Order entered on

June 5, 2025, in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 25P994, said property shall be administered as part of the probate estate granting the Personal Representative, Wayde Shipman, full power to sell said real property.

This is improved property known as: 3966 Lawing Drive, Nashville, TN 37207.

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 16th day of June, 2025.

The Estate of Norma Jean Screws

Wayde Shipman, Administrator

Wayde Shipman, Administrator

STATE OF TEXAS
COUNTY OF GALVESTON

On this 16 day of June, 2025, before me, ALEXA L. HERNANDEZ personally appeared **Wayde Shipman , Personal Representative of the Estate of Norma Jean Screws**, 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 Representative of the **Estate of Norma Jean Screws, as appointed by court Order of record in Docket No. 25P994 in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division)** and are authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at League City [City], TEXAS [State], this the 16 day of June, 2025.

My Commission Expires: 5.31.29

NOTARY PUBLIC

ALEXA LEIA HERNANDEZ
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #126144117
Expires May 31, 2029

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 **6/16/2025** [DATE].

AFFIANT SIGNATURE

6/16/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **16th** day of **June**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

