WARRANTY DEED

Karen Johnson
Batch # 1302950
07/28/2025 12 55 46 PM
Fees $18 00 Taxes $1,406 00

Davidson County
DEEDWARR
3 pgs

20250728-0059438

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED AND EIGHTY THOUSAND DOLLARS AND NO CENTS ($380,000 00)

Dianne Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JULY, 2025

Mark Burton
Notary Public

MY COMMISSION EXPIRES 7/3/2028

(AFFIX SEAL)

MARK BURTON · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 07-03-2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Brook and Tisha Barzyk	**NEW OWNER**	**07605006700**
1012 Thurman Street **Mount Juliet, Tennessee 37122**	_____ _____	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of July, 2025, the undersigned, **RUSSELL W. FREEMAN AND DIANNE M. FREEMAN, F/K/A DIANNE M. RILEY**, Husband and Wife, (collectively the "*Grantor*"), has bargained and sold, and by these presents do transfer and warrant to **BROOK AND TISHA BARZYK**, Husband and Wife (collectively the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **622 DEBBIE DRIVE, HERMITAGE, TENNESSEE 37067**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Hidden Hill, of record in Book 4860, at Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 85.0 feet on the easterly margin of Debbie Drive and extends back 151.07 feet on the northerly line and 141.50 feet on the southerly line to a dead line in the rear, measuring 99.15 feet thereon (Legal description taken from previous deed).

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Being the same property conveyed to Russell W. Freeman and Dianne M. Freeman, Husband and Wife, for the purpose of creating a tenancy by the entirety, from Dianne M. Freeman, f/k/a Dianne M. Riley, by Quitclaim Deed dated May 21, 2013, and recorded May 21, 2013, and of record as Instrument No. 20130521-0051101, in the Register's Office of Davidson County, Tennessee.

Russell W. Freeman was pronounced deceased on the 7th day of March, 2024, of record as State File Number 2024-015805 with the State of Tennessee Department of Vital Records, certified by the Tennessee State Registrar on the 14th day of March, 2024. This conveyance is ordered by Dianne M. Freeman, as Executor of the Estate of Russell W. Freeman, and as a Tenant by the Entirety. Reference to Russell W. Freeman is hereby made for the conveyance of any and all remaining martial and/or right of survivorship interest in the foregoing parcel to his surviving spouse, Dianne M. Freeman, f/k/a Dianne M. Riley.

This is improved property known as 622 Debbie Drive, Hermitage, Tennessee 37076.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4 Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)
(SIGNATURE PAGE TO FOLLOW)

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IN WITNESS WHEREOF, this instrument has been executed this ___ day of July, 2025.

GRANTOR: RUSSELL W. FREEMAN (DECEASED)

Dianne Freeman

SIGNER: Dianne M. Freeman

TITLE: Executor of the Estate of Russell W. Freeman

GRANTOR: DIANNE M. FREEMAN

Dianne Freeman

SIGNER: Dianne M. Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DIANNE M. FREEMAN** with who I am personally acquainted, and who upon oath acknowledged herself to be the **EXECUTOR** for **THE ESTATE OF RUSSELL W. FREEMAN**, and as such, acknowledge that she is authorized to execute the foregoing instrument on behalf of The Estate of Russell W. Freeman, and that she in such capacity as the Executor, executed the foregoing instrument for the purposes contained therein, by signing her name hereto.

WITNESS my hand, at office, on this 3rd day of July, 2025.

Mark Burton

Notary Public

7/3/2028

My Commission Expires

MARK BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DIANNE M. FREEMAN,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 3rd day of July, 2025.

Mark Burton

Notary Public

7/3/2028

My Commission Expire

MARK BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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