Karen Johnson Davidson County
Batch# 1306051 DEEDWARR
08/05/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,019.35
20250805-0061991

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 **$275,501.00**

Subscribed and sworn to before me this 29 day of July, 2025.

Notary Public **Affiant**
My Commission Expires: 4-3-29

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Ashley Spicer **3966 Lawing Drive** **Nashville, TN 37207**	**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 **Tristar Home Buyers, LLC, a Tennessee Limited Liability Company**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Ashley Spicer**, an unmarried person 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, and more particularly described as follows:

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.

Siad James B. Screws having deceased on or about January 22, 2025, vesting Norma Screws as surviving tenant by the entirety. Said Norma Screws having deceased on or about April 11, 2025. Probate of record in Cocket No. 25P994 in the Seventh Circuit Court for Davidson County, Tennessee.

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.

Being the same property conveyed to Tristar Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed from Wayde Shipman, Administrator of the Estate of Norma Jean Screws of record in Instrument No. 20250620-0048492 Register's Office for Davidson County, Tennessee, dated June 16, 2025 and recorded on June 20, 2025.

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 29 day of July, 2025.

Tristar Home Buyers, LLC

By: Foster W. Phillips, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Foster W. Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of **Tristar Home Buyers, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company, **Tristar Home Buyers, LLC, a Tennessee Limited Liability Company** as an agent.
Witness my hand and seal, at Office in Goodlettsville, Tennessee, on this 29 day of July, 2025.

Notary Public
My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 1, 2025.

J. Carlton Drumwright

August 1, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 1, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY