Karen Johnson Davidson County
Batch# 1322854 DEEDWARR
09/16/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250916-0073867

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$430,000.00**

Subscribed and sworn to before me this 10th day of September, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brenda B. Bell & Valerie Jeannine Robb **2310 East Hill Drive** **Madison, TN 37115**	Same as New Owner.	**034-04-0-015.00**

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 **Michael Blaine Houchin and Jared Blake Houchin, Co-Executors of The Estate of the Carol A. Houchin**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Brenda B. Bell, an unmarried woman, and Valerie Jeannine Robb, an unmarried woman as tenants in common with right of survivorship**, 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(s) 25, as shown on the map entitled North Hill Estates, Section Three, of record in Plat Book 3842, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT A. HOUCHIN AND WIFE, CAROL A. HOUCHIN, by deed from JAMES S. SWEENEY, JR. AND WIFE, PATRICIA M. SWEENEY, of record in Book 4940, page 403, dated August 9, 1975, said Register's Office.

Robert A. Houchin having since died on December 15, 2010 leaving Carol A. Houchin the surviving tenant by the entirety.

Carol A. Houchin having since died testate on April 18, 2025. Pursuant to the terms of the will of Carol A. Houchin of record in Docket No. 25P-925 in the Seventh Circuit Probate Court of Davidson County, Tennessee, said property is to be administered as part of the probate estate.

This is improved property known as: 2310 East Hill Drive, Madison, TN 37115

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 10th day of September, 2025.

The Estate of the Carol A. Houchin

Michael Blaine Houchin, Co-Executor

Jared Blake Houchin, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2025, before me, William D Duke Jr, a licensed Notary, personally appeared **Michael Blaine Houchin and Jared Blake Houchin, Co-Executors of the Estate of Carol Ann Houchin**, 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 Representatives of the **Estate of Carol A. Houchin, as appointed by court Order of record in Docket No. 25P925 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 10th day of September, 2025.

My Commission Expires: 3/3/26

NOTARY PUBLIC

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

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 **9/10/2025** [DATE].

AFFIANT SIGNATURE

9/10/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **10th** day of **September**, 2025.

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

