Karen Johnson Davidson County
Batch # 1428026 DEEDWARRSP
06/04/2026 02:04:54 PM 4 pgs
Fees: $23.00 Taxes: $636.40
20260604-0050626

113 Forest Park Road, Madison, TN 37115 Friedman to Morales

Prepared and Returned:
This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is ~~$172,000~~00.

Affiant

Subscribed and sworn to before me, this 4 **day of June, 2026.**

Notary Public
My commission expires: 7-3-2028

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

Address of New Owner(s):	Send Tax Bills to:	Tax Information
Francisco Morales	New Owner	043-13-0-129.00
54 Peachtree St Nashville, TN 37210		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank, an Alabama corporation as Successor Administrator of the Estate of Jack Howard Friedman, deceased, and Alan Spencer Friedman and Larry Stephen Friedman, as the sole heirs at law of the Estate of Jack Howard Friedman, deceased,** hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Francisco Morales,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 150 feet of Lot No. 1 on the Plan of Forest Park Acreage Tracts, of record in Plat Book 843, Page 45, Register's Office for Davidson County, Tennessee, and the southerly 10 feet of Lot No. 6, Block "J", on the Plan of Forest Park Subdivision at Madison in Tennessee, as of record in Plat Book 843, Page 44, in said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 1 fronts 50 feet on the Easterly side of Forest Park Road and runs back between parallel lines 150 feet to a dead line.

Said part of Lot No. 6 adjoins said part of Lot No. 1 and fronts 10 feet on the Easterly side of Forest Park Road and runs back between parallel lines 144 feet to a dead line.

Being the same property conveyed to Jack Friedman, a single man, by Warranty Deed from Judy Billingsley, a single woman, of record in Instrument No. 20150929-0098595, dated September 22, 2015, and recorded on September 29, 2015, in the Register's Office of Davidson County, Tennessee. Jack Freidman also known as Jack Howard Friedman died intestate on or about June 27, 2025, leaving Alan Spencer Friedman and Larry Stephen Friedman as his only heirs-at-

law, as shown in Docket No. 25P1570 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This property is improved property known as 113 Forest Park Rd, Madison, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public 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, its heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 but such covenants exist only to the extent of any claims arising by, through, or under the Grantors. Grantors hereby covenant with Grantee that Grantors will forever defend Grantee against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever 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 2 day of June 2026.

Regions Bank, an Alabama state banking corporation,
As Successor Administrator of the Estate of Jack Howard Friedman

By: Peggy Owen
Peggy Owen, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Peggy Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of Regions Bank, an Alabama banking corporation, and, as such officer, is duly authorized to execute this instrument on behalf of Regions Bank, solely in its capacity as the Successor Administrator of the Estate of Jack Howard Friedman, deceased.

Witness my hand and seal this 2d day of June, 2026.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON



113 Forest Park Road, Madison, TN 37115 Friedman to Morales

Estate of Jack Howard Friedman

By: Alan Spencer Friedman
Alan Spencer Friedman, Heir at Law

Acknowledgment

STATE OF Mass

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Spencer Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3 day of June, 2026.

Notary Public
Commission expiration date: 3/18/33
(Affix Seal)

MICHEAL POTITO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
March 18, 2033

113 Forest Park Road, Madison, TN 37115 Friedman to Morales

Estate of Jack Howard Friedman

By: _____
Larry Stephen Friedman, Heir at Law

Acknowledgment

STATE OF Arizona

COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Stephen Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 31 day of ~~June~~ May RS., 2026.

_____
Notary Public
Commission expiration date: 6/13/28
(Affix Seal)

KIMBERLY SHERWOOD
Notary Public - Arizona
Pima County
Commission # 669116
My Comm. Expires Jun 13, 2028