Return to
This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1480682 DEEDWARRSP
10/05/2026 01:27:27 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20261005-0091544

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2026.

Notary Public
My commission expires: 07/14/30

BRIAN PAYNE NOTARY PUBLIC TENNESSEE My Comm Exp. July 14, 2030 COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Olivera and Humberto Olivera	New Owner	064 09 0 296.00
4223 Woods Street Old Hickory, TN 37138		

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 state banking 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, has bargained and sold, and does hereby transfer and convey to **Mark Alexander Olivera, a single man, and Humberto Olivera Vigo, a married man, as Joint Tenants with Rights of Survivorship,** hereinafter called the Grantees, their 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 Lot No. 20 of Block 4 on the Plan of BERRYVILLE W. A. BRYAN'S SUBDIVISION OF THE BERRY TRACT of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack H. Friedman, by Warranty Deed from Matthew B. Manson, a married man, of record in Instrument No. 20240306-0015510, in the Register's Office of Davidson County, Tennessee, dated March 01, 2024, and recorded on March 06, 2024. The said Jack H. Friedman died on June 27, 2025, intestate, leaving the subject property to his heirs. See Probate Case 25P1570 in the Seventh Circuit Court of Davidson County, Tennessee. Jack Howard Friedman and Jack H. Friedman being one and the same person.

This property is improved property known as 4223 Woods Street, Old Hickory, TN 37138.

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. Grantor 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 15 day of September, 2026.

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

By: _____
Peggy Owen, Assistant Vice President

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 within 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 18 day of September, 2026.

_____
Notary Public
Commission expiration date: 07/14/30

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 14, 2030
COUNTY OF DAVIDSON

Estate of Jack Howard Friedman

By: Alan Spencer Friedman
Alan Spencer Friedman, Heir

Acknowledgment

STATE OF MASSACHUSETTS
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 he executed the within instrument for the purposes therein contained

Witness my hand and seal this 15 day of September, 2026.

Navjot S Bajwa
Notary Public
Commission expiration date: March 12th 2032

Navjot S. Bajwa
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
March 12th, 2032

Estate of Jack Howard Friedman

By: _____
Larry Stephen Friedman, Heir

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 he executed the within instrument for the purposes therein contained

Witness my hand and seal this 15 day of September, 2026.

_____
Notary Public
Commission expiration date: 12/05/2027

CYNTHIA M WILSON
Notary Public - Arizona
Pima County
Commission # 658978
My Comm. Expires Dec 5, 2027