Davidson County DEEDWARR
Recvd: 09/26/16 15:55 3 pgs
Fees:18.00 Taxes:384.80
20160926-0101505

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: April 20, 2019

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Genair D Ellis	Colonial Savings F. A.	059-09-0 129.00
(NAME)	(NAME)	
4025 Boyd Drive	2626 A West Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Fort Worth, TX 76102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Querita Wallace, Llona Black, Juliece Black, and William L. Black,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Genair D Ellis, a single man,** hereinafter called the GRANTEES, their heirs 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. 179 on the Map of Haynes Estates, Section 3 of record in Plat Book 4175, Page 80, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Marlene B Black by deed being recorded 09/28/70 in Book 4448, Page 278, Register's Office for Davidson County, Tennessee. Said property was vested in Marlene Black by Divorce Decree of record in Book 4699, Page 515, said Register's Office for Davidson County, Tennessee. Marlene A. Black and William C. Black remarried and were married at the time of Marlene A. Black's death on February 28, 1983. Said property vested in William C. Black as the sole heir at law of Marlene A. Black. Reference heirship affidavit recorded as Instrument No. 20160926-0101503, Register's Office for Davidson County, Tennessee. Williams C. Black died March 21, 2016 and said property vested in his heirs at law, Querita Wallace, Llona Black, Juliece Black and William A. Black Reference heirship affidavit recorded as Instrument 20160926-0101502, Register's Office for Davidson County, Tennessee.

Deronda C. Black is the conservator of the Estate of William L. Black and Executes this conveyance as Conservator of the Estate of William C. Black pursuant to order of the Probate Court of Davidson County, Tennessee, reference Docket No. 04P-1569.

This instrument is executed on behalf of Juliece Black by Querita Wallace as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20160926-0101504, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4025 Boyd Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 22nd day of September, 2016.

Querita Wallace

Llona Black

Juliece Black
By: Querita Wallace, Attorney-in-Fact

William L. Black
By: Deronda C. Black, Conservator

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Querita Wallace and Llona Black, the bargainor(s), 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.

WITNESS my hand and seal this 22nd day of September, 2016.

Notary Public Lori Holloway
My Commission Expires: April 20, 2019

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Deronda C. Black, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Conservator of The Estate of William L. Black, and that she as such Conservator executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 14th day of September, 2016.

Commission Expires:

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

State of Tennessee County of Rutherford

On this 14th day of September, 2016 before me personally appeared Querita Wallace, the person who executed the foregoing instrument on behalf of Juliece Black, and acknowledged that she executed the same as the free act and deed of the said Juliece Black, through Power of Attorney granted her by the said Juliece Black.

Commission Expires:
File No.: 20871

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY