6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 22234 **DEEDWARR**
11/06/2017 08:56:43 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20171106-0113411

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin D. Tatum and Desiree G. Oakley	Justin D. Tatum and Desiree G. Oakley	05205005100
(NAME)	(NAME)	
1628 Craggie Hope Road	1628 Craggie Hope Road	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	Kingston Springs, TN 37082	
(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, **The Heirs of the Estate of George W. Massey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin D. Tatum and Desiree G. Oakley**, **joint tenants with the right of survivorship**, 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:

Being Lot No. 22 of Block J on the Map of the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 60 feet on the West side of Denson Avenue, formerly Idlewild Avenue and runs back between parallel lines, along the northerly margin of Emmett Avenue 190 feet to a dead line.

Being the same property conveyed to George W. Massey by deed dated February 11, 1999 from Joe L. Bruner and Audrey M. Bruner of record in Book 11353, Page 793 , Register's Office for Davidson County, Tennessee. The said George W. Massey died intestate on May 6, 2017 survived by his Heirs at Law, Cynthia L. Lucente and James W.E. Massey.

unimproved ☐

This is improved ☑ property, known as 852 Denson Avenue, Madison, TN 37115
(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 my/our hands this 3rd day of November, 2017.

The Estate of George W. Massey

By: _____
Cynthia L. Lucente, Administrator

State of Tennessee
County of Davidson

On this **3rd** day of **November,** 2017, before me ,a notary public in and for the state and county aforementioned, **Cynthia L. Lucente** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **herself** to be the **Administrator** of **The Estate of George W. Massey** and that **she** as such **Administrator** executed the foregoing instrument for purposes therein contained as **her** free act and deed.

Witness my hand and official seal this **3rd** day of **November,** 2017.

_____
Notary Public **Theresa L. Smith**
My Commission Expires: 11/5/2018

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand and official seal this **3rd** day of **November,** 2017.

_____ _____
James W.E. Massey Cynthia L. Lucente

State of Tennessee
County of Davidson

On this 3rd day of November, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **James W.E. Massey** and **Cynthia L. Lucente** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 3rd day of November, 2017.

_____
Notary Public **Theresa L. Smith**
My Commission Expires: 11/5/2018

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 17-TatumJ
May 03, 2021