WARRANTY DEED

Bill Garrett Davidson County
Batch# 59906 DEEDWARR
02/16/2018 11:51:52 AM 5 pgs
Fees: $28.00 Taxes: $647.50

20180216-0015290

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quincy Maxwell Terrence Clemmons	owner	05915018300
(NAME)	(NAME)	
2530 Walker Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/We, **Joyce Long, Administratrix for the Estate of Lily Mai Thomas Boyd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Quincy Maxwell and Terrence Clemmons,** as joint tenants with 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:

Land lying in the 12th Civil District, Davidson county, Tennessee, and being Lot No. 9 on the Plan of Haynes Heights, Section IV, as of record in Book 3842, page 96, Register's office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Walker Lane at the corner of said lot and reserved parcel Al thence with the lane southerly 170.5 feet to a monument; thence with a curve southwesterly 39.3 feet to a monument; thence westerly along a slight curve 162.8 feet to a monument, the south corner of said lot; thence northwesterly 223.3 feet to a monument; thence northeasterly direction 45.1 feet to a monument; thence in an easterly direction with the line between reserved parcel A and said lot 9, 250.4 feet to the beginning.

Being the same property conveyed to Florence A. Thomas and Juanita M. Thomas and Lily T. Boyd, by deed of record from James H. Chandler and wife, Elzer S. Chandler in Book 4389 , Page 251, Register's Office for County, Tennessee. Florence A. Thomas having died and Ressley F. Thomas, Frank E. Thomas Sr., and Frederic W. Thomas conveyed their interests to Juanita M. Thomas and Lillie T. Boyd by deed recorded in Book 5325, page 61. Juanita M. Thomas a/k/a Juanita Marguerite Thomas having died intestate and Lily Mai Thomas Boyd was her only heir-at-law as established by Probate File 11P89, Probate Court Clerks's Office for Davidson County, Tennessee. Lily T. Boyd conveyed property to Brandon B. Maxwell by deed of record in instrument No. 20101112-0090686; however, deed was set aside by Court Order recorded in Instrument No. 20120110-0002678. Lille Mai Thomas Boyd having died testate as established by Probate File 13P570, Probate Court for Davidson County, Tennessee, and Joyce Long as Adminstratix was court ordered to sell subject property, reference Exhibit "A" attached.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2530 Walker Lane, Nashville, TN 37207

(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 27th day of December, 2017.

Joyce Long, Administratrix for the Estate of Lily Mai Thomas Boyd

State of ~~Tennessee~~
County of Davidson

on this the 27 day of December, 2017, before me, personally appeared Joyce Long, Administratrix of the Estate of Lily Mai Thomas Boyd, to me known to be the person described in and who executed the forgoing instrument and who acknowledged the execution of same to be his/her free act and deed.

WITNESS my hand and seal this 27 day of December, 2017.

Notary Public
My Commission Expires: 1-6-19

File No.: 11397

STATE OF TENNESSEE NOTARY PUBLIC

Copy

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION, AT NASHVILLE

FILED
JUN 10 2016
RICHARD R. ROOKER, Clerk
By _____ Deputy

In Re:	)	
	)	
ESTATE OF	)	**Docket No: 13P-570**
LILY MAI THOMAS BOYD,	)	
	)	
Deceased.	)	

ORDER APPROVING SALE OF REAL PROPERTY

This matter came to be heard on the 10th day of June, 2016, before the Honorable Randall Kennedy, Judge for the Seventh Circuit Court for Davidson County, Tennessee, upon the Motion to Approve Sale of Real Property filed by the Administratrix, Joyce Long. Upon statements of counsel and the entire record, the Court finds that the motion is well taken and that the Purchase and Sale Agreement is hereby approved and the Administratrix may proceed with the sale of the Decedent's property located at 2530 Walker Lane, Nashville, TN 37207, for the sum of $175,000.00.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that the Purchase and Sale Agreement is hereby approved and the Administratrix may proceed with the sale of the Decedent's property located at 2530 Walker Lane, Nashville, TN 37207, for the sum of $175,000.00: this closing shall occur within one hundred and twenty (120) days from the execution of said Order.

ENTERED this 10 day of June, 2016.

RANDALL KENNEDY, Circuit Court Judge

Copy

Approved for Entry:

GEORGE J. DUZANE #6461
Attorney for the Estate
1675 Liberty Lane
Gallatin, TN 37066
(615) 390-4504
gjduzlaw@comcast.net

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded by U.S. Mail, postage prepaid, to:

Ms. Alice Thompson Mayhew
175 Riverside Drive, #1-H
New York, NY 10024

Ms. Barbara Jean Thomas Boyd
109 Oakhurst
Matteson, IL 60433

Ms. Odessa Ann T. Miller
4720 Railroad Avenue, # 906
East Chicago, IN 46312

Ms. Penelope Johnson
15408 Longvale Ave.
Maple Heights, OH 44137

Ms. Alfreda Barnes
989 Sherwood Dr.
Macedonia, OH 44056

Mr. William G. Spratlen
1418 Newport Dr.
Macedonia, OH 44056

Mr. George B. Thomas
1403 Paris Avenue
Nashville, TN 37207

Copy

Mr. Frank E. Thomas, Jr.
5730 Chadwick Lane
Brentwood, TN 37027

Mr. Frank E. Thomas, III
1030 New Britian Rd.
Atlanta, GA 30133

Ms. Jackie M. Thomas
P. O. Box 70089
Nashville, TN 37207

Ms. Dawn Hughes
8508 Osprey Court
Ft. Washington, MD 20744

Ms. Barbara Baylor
155 Crosswick Lane
Hendersonville, NC 28739

Mr. William Webb
15314 Jennings Lane
Bowie, MD 20721

Ms. Alice Massey
2214 Park Ave.
Paducah, KY 42001

Ms. J. Karen Thomas
701 West Nocturne
Nashville, TN 37207

Ms. Joyce Long
3138 Larkspur Dr.
Nashville, TN 37207

DATED this 10th day of June, 2016.

GEORGE J. DUZANE