Karen Y Johnson Davidson County
Batch# 175488 DEEDQC
12/18/2018 01:23:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181218-0122918

This instrument prepared based on information provided by the parties and not independent verification by
C Michael Robinson
1215 7th Avenue N.
Nashville, TN 37208

NEW OWNER:
Demetrius Wide

916 Scovel St #B

Nashville, Tennessee 37208

SEND TAX BILLS TO:
Demetrius Wide

916 Scovel St #B

Nashville, Tennessee 37208

MAP & PARCEL NUMBER
092 06 0 050.00

EXECUTOR'S DEED

This deed made on the 18th day of December, 2018 by Demetrius Wide, Executor of the Estate of James I. Taylor, Sr., deceased, by the power conferred by The Last Will and Testament of James I. Taylor, Sr. and the Seventh Circuit Court for Davidson County, Tennessee; Probate Division in case number 18-P-1849, and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does convey, warrant, and quitclaim to Demetrius Wide, an individual, of 916 Scovel St #B Nashville, TN 37208, real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of the east half of Block No. 2 on the Plan of Midway, a plan of which is of record in Book 421, page 11, Register's Office for Davidson County, Tennessee, showing the subdivision thereof into large lots, but not showing the subdivision of Block No. 2.
>
> According to an unregistered plan, subdividing the east half of Block No. 2 into 10 lots, said Lot No. 3 fronts 50 feet on the westerly side of 28th Avenue North, formerly McLaughlin Street, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to T. C. Jones and wife, Sarah Jane Jones by quitclaim deed from Goldie L. Bryant, Marguerite W. Edwards, Alma Holliman, Luther Waters, Herman J. Waters, Jean Hakim Raheem, Sharon Jordan, and Audrey Essie Grier Fajemirokun, being all the heirs of Thosie Waters, deceased, of record in Book 7752, page 146, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James I. Taylor and wife, Artis Taylor, by Warranty Deed from T.C. Jones and wife, Sarah Jane Jones, of record in Book 7897 Page 340, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 943 28th Avenue North, Nashville, Tennessee 37208.

together with all the rights of the decedent in fee simple absolute.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 18 day of December, 2018.

DEMETRIUS WIDE, EXECUTOR

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

DEMETRIUS WIDE, EXECUTOR

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **DEMETRIUS WIDE, EXECUTOR,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 18th day of December, 2018.

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

NOTARY PUBLIC

My Commission Expires: 12-7-20