Karen Y Johnson Davidson County
Batch# 178063 DEEDWARRSP
12/26/2018 03:42:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181226-0125351

This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

EXECUTORS' SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel No.:
Johnnie Ray Davis, Jr., et al 4874 Archdale Lane Columbus, OH 43214	Same	Map: 92-06, Par.: 255.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This deed is executed by an executor to implement a testamentary devise and, as such, pursuant to TCA Section 67-4-409(a)(3)(D) no transfer tax is due.

_____
AFFIANT

Subscribed and sworn to before me
this ____ day of _____, 2018.

_____
Notary Public

My commission expires: _____

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

the undersigned, **BOBBY PERKINS**, Executor of the Estate of Jessie Mai Perkins, deceased, with full power to sell and convey without the joinder of any beneficiary of such estate or approval of any court, herein referred to as **"Grantor"**, does hereby transfer, convey and assign to **JOHNNIE RAY DAVIS, Jr.** and **JEREMY EUGENE DAVIS** (being one and the same persons as "Johnny Davis and Jeremy Davis), hereinafter referred to as **"Grantees"**, as tenants in common, their heirs and assigns, certain real property in Davidson County, Tennessee specifically described as follows:

Being Lot No. 16 of the Faulkner and Ashcroft Subdivision, Plan Book 57, Page 121, Register's Office for Davidson County, Tennessee; also Book 675, Page 699, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 35 feet on the South side of Herman, or Jackson Street, and runs back between parallel lines 108-1/2 feet to an alley, said alley being 12 feet wide.

Being the same property conveyed to Jesse Perkins and wife, Mattie Lou Perkins, by installment deed from William Phillip Phillips and wife, Lucinda Phillips, recorded September 25, 1934, in Book 946, Page 297, Register's Office for Davidson County, Tennessee.

Mattie Lou Perkins died intestate on August 15, 1955, survived by her husband, Jesse Perkins, who died intestate on January 18, 1981. There were four (4) children born of this marriage, to wit: James Perkins, Rosetta Perkins, Rosa Lee Perkins and Jessie Mai Perkins.

Being the same property conveyed to Jessie Mai Perkins, a single person, by Quitclaim Deed from James Perkins and wife, Annie Perkins; Rossetta Perkins Charlton, a widow; and Rosa Lee Perkins, a single person, recorded February 14. 1989, in Book 7774, Pages 600-601, Register's Office for Davidson County, Tennessee.

This is improved property know as 2509 Herman Street, Nashville, Tennessee 37208.

This conveyance is made subject to 2018 Metropolitan Government taxes, a lien, due and payable; zoning regulations; building restrictions; set back lines; and to any liens, easements or restrictions of record.

TO HAVE AND TO HOLD all of Grantor's rights, title and interests in and to the above described property unto the said Grantees, their heirs and assigns, forever in fee simple.

AND the Grantor does covenant with the Grantees that Grantor in his capacity as such executors, but no further or otherwise, (i) is lawfully seized and possessed of said property in fee simple, (ii) has a good right to convey same, and (iii) except as noted above, the said property is free from all encumbrances made by Grantor; and Grantor warrants and will forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS our hands this 19th day of December, 2018, but effective as of June 1, 2018.

Bobby Perkins, Executor of the Estate of
Jessie Mai Perkins, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Bobby Perkins, Executor of the Estate of Jessie Mai Perkins, deceased, the 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 official seal at Nashville, Tennessee, this 19th day of December 2018.

Notary Public

My commission expires: 5-6-19