Karen Johnson Davidson County
Batch# 192274 DEEDWARR
02/06/2019 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20190206-0011345

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25549	STATE OF ~~TENNESSEE~~ New York COUNTY OF Kings THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **283,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2019 Notary Public MY COMMISSION EXPIRES: 11/13/2022 (AFFIX SEAL) NEIL PATEL NOTARY PUBLIC, STATE OF NEW YORK QUALIFIED IN KINGS COUNTY REG. #01PA6155554 MY COMMISSION EXP. 11/13/2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Michael Dowlen	New Owner	MAP 104110G00800CO
2139 H Acklen Avenue		PARCEL 104-11-0G-008.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wanda Gail Walls Hudson, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Dowlen and Una Park Dowlen, husband and wife**

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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 8, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat of Acklen Place Condominiums, recorded in Book 6250, Page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, Page 954, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Steven L. Anderson and Nellie R. Anderson by Warranty deed from Francis X. Suozzi and Helen Suozzi of record in Book 9780, page 702, Register's Office for Davidson County, Tennessee, dated August 30, 1995 and recorded on August 31, 1995.

Being the same property conveyed to Steven L. Anderson by Quitclaim deed from Nellie R. Anderson, a single person of record in Book 10110, page 318, Register's Office for Davidson County, Tennessee, dated July 3, 1996 and recorded on July 3, 1996.

Lester Anderson died February 13, 1995

Son Steven Leon Anderson, died May 10, 2007, Affidavit of Heirship of record at Instrument No. 20071120-0136065 naming his mother Nellie R. Anderson as his heir.

Being the same property conveyed to Wanda Gail Walls Hudson, as devisee, under the Last Will and Testament of Nellie Ruth Anderson. Probate filed in the Seventh Circuit Court for Davidson County, Tennessee, file No. 10P-457 and Affidavit of Heirship of record at Instrument No. 20100720-0056520.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2139 H Acklen Avenue, Nashville, TN 37203.**

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 hand(s) this the 1 day of February, 2019.

Wanda Gail Walls Hudson

Wanda Gail Walls Hudson

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Gail Walls Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of February, 2019.

My Commission expires: 05/23/2022

Christy Narramore
Notary Public

CHRISTY NARRAMORE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

