WARRANTY DEED

Karen Johnson Davidson County
Batch# 198366 DEEDWARR
02/25/2019 08:53:57 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190225-0016523

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF February, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliot John Perry and Sonya Kay Perry	NEW OWNER	
(NAME)	(NAME)	08108000800
1841 9th Ave. N. (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (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, WE, **Kimberly A. Taylor and Monica J. Shaw, Co-Executrix Of The Estate of Helen M. Shaw Docket No. 18P502 Davidson County Probate Court, Tennessee**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elliot J. Parry and Sonya K Parry,** husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled C.H. Stier's Addition to Nashville, of record in Plat Book 332, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

FOR INFORMATION PURPOSES ONLY: 1841 9th Avenue North, Nashville, TN 37208

Being the same property conveyed to HELEN M. SHAW, by deed from WOODBINE COMMUNITY ORGANIZATION, of record in Book 11500, page 95 , dated May 26, 1999, said Register's Office.

HELEN M. SHAW died on or about February 15, 2018. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, at Nashville, under Docket No. 18P502. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Co-Executrix, KIMBERLY A. TAYLOR and MONICA J. SHAW.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1841 9th Ave N Nashville, TN 37208
(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 hand this 19th day of February, 2019.

Kimberly A. Taylor, Co-Executrix

Kimberly A. Taylor, Co-Executrix

Monica Shaw, Co-Executrix

Monica J. Shaw, Co-Executrix

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kimberly A. Taylor and Monica J. Shaw, Co-Executrix Of The Estate of Helen M. Shaw Docket No. 19P502, Probate Court, Tennessee,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019