Karen Johnson Davidson County
Batch# 230313 DEEDWARR
05/15/2019 03:54:31 PM 8 pgs
Fees: $43.00 Taxes: $529.10
20190515-0045981

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $143,000.00. Affiant Subscribed and sworn to before me, this the 8th day of May, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rock Solid Solutions, LLC		
P.O. Box 148513	New Owner	08110003900
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEIRS AT LAW OF THE ESTATE OF AGNES B. DOTSON AND HEIRS AT LAW OF THE ESTATE OF JOYCE DOTSON HARRIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCK SOLID SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 21 on the Plan of Section Two, Normal Heights of record in Plat Book 2330, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julian Dotson and wife, Agnes B. Dotson by Warranty deed from W.L. Bainbridge, Jr. and wife of record in Book 2482, page 395, Register's Office for Davidson County, Tennessee, dated October 31, 1955 and recorded on November 10, 1955.

Agnes Dotson died intestate July 5, 2011 having been predeceased by her husband Fred Julian Dotson. Her heirs are Isaac Smith, Linda Walker, Fred Dotson, Jr., Janice Black, Monique Dotson, Celena Horton, Amanda Capps, Tiffany Dotson and Ralph J. Harris, per Petition for Administration of record at Docket No. 18P1630 in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee.

Being the same property conveyed to Joyce Harris by Quick Claim deed from Agnes Dotson of record in Instrument No. 20140814-0073606 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 14, 2014

Joyce Harris died May 27, 2018 leaving the property to Ralph Julian Harris and Fred Dotson in her Will probated at Docket No. 18P1526 in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2622 Delk Ave., Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2019.

THE ESTATE OF AGNES B. DOTSON

By: _____
Linda Walker, Administrator

_____
Linda Walker, child heir of Agnes B. Dotson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Walker, Administrator of the Estate of Agnes B. Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

_____
Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Walker, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

_____
Notary Public

My Commission Expires:

THE ESTATE OF JOYCE DOTSON HARRIS

By: Tiffany Dotson
Tiffany Dotson, Administrator

Tiffany Dotson
Tiffany Dotson, grandchild heir of Agnes B. Dotson (one half child heir)

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany Dotson, Administrator of the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

JEAN L. BYASSEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Notary Public

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany Dotson, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:

JEAN L. BYASSEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

RALPH J. HARRIS

Ralph Julian Harris, grandchild heir of Agnes B. Dotson (one half child heir)

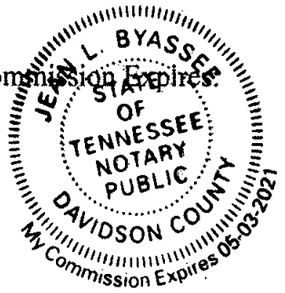
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ralph Julian Harris, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:



Fred Dotson

Fred Dotson,Jr., child heir of Agnes B. Dotson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fred Dotson Jr., Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:



Isaac H. Smith

Isaac Smith, child heir of Agnes B. Dotson

Janice Black

Janice Black, child heir of Agnes B. Dotson

Monique Dotson

Monique Dotson, grandchild heir of Agnes B. Dotson

Celena Horton

Celena Horton, grandchild heir of Agnes B. Dotson (one half child heir)

Amanda Capps

Amanda Capps grandchild heir of Agnes B. Dotson (one half child heir)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Issac Smith, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janice Black, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Monique Dotson, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Celena Horton, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amanda Capps, Heir at law of the Estate of Agnes B. Dotson and the Estate of Joyce Dotson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of May, 2019.

Notary Public

My Commission Expires:

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023