Karen Johnson Davidson County
Batch# 265275 DEEDWARR
08/01/2019 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190801-0076169

WARRANTY DEED

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

File No.: ALW-19-2223

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. OTEY, JR.	NEW OWNER	092-03-0-207.00
(NAME)	(NAME)	
2701 Jefferson St.		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, HEATHER OTEY AND JAMES OTEY (ALSO KNOWN AS JAMES R. H. OTEY, II), HEIRS AT LAW OF LEON OTEY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, JOHN H. OTEY, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 100 feet of the North half of Lot No. 6 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book 25, Page 453, Chancery Court at Nashville, and more fully described as follows:

Said part of Lot No. 6 fronts 100 feet on the southerly side of Morena Street and runs back between parallel lines with the easterly margin of 23rd Avenue North, formerly Harrahan Avenue, 161 feet, more or less, to an alley.

Being the same property conveyed to Leon Otey by Warranty Deed from Edith E. Otey, recorded on the 4th day of November, 1994, in Deed Book 9512, Page 767, in the Register's Office of Davidson County, Tennessee. Leon Otey having died on 11/09/1995, without a Will, a resident of San Jose, Santa Clara County, California, leaving his only Heirs at Law his children, Heather Otey and James Otey (a/k/a James R.H. Otey, II), as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 201908010076167 and 201908010076168, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2223 MORENA STREET, NASHVILLE, TN 37208
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of June, 2019.

HEIRS AT LAW OF LEON OTEY

BY: Heather Otey
HEATHER OTEY

BY: James R. H. Otey II
JAMES R. H. OTEY, II

STATE OF FL
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER OTEY, HEIR AT LAW OF LEON OTEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2019.

Pamela W Mitchell
Notary Public
My Commission Expires: 10/23/21
(SEAL)

PAMELA W. MITCHELL
Notary Public - State of Florida
My Comm. Expires Oct. 23, 2021
Commission # GG 140357
Bonded Through National Notary Assn.

STATE OF FL
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. H. OTEY, II, HEIR AT LAW OF LEON OTEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2019.

Pamela W Mitchell
Notary Public
My Commission Expires: 10/23/21
(SEAL)

PAMELA W. MITCHELL
Notary Public - State of Florida
My Comm. Expires Oct. 23, 2021
Commission # GG 140357
Bonded Through National Notary Assn.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

