Karen Johnson Davidson County
Batch# 265275 DEEDWARR
08/01/2019 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20190801-0076170

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

KIM D. BENNETT. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

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.: AGL-19-2341

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 | 092-03-0-209.00 |
| (NAME) | (NAME) | |
| 2701 Jefferson Street | | |
| (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:

A certain tract or parcel of land in 13th Civil District of Davidson County, State of Tennessee as follows:

Part of Lot No. 6 in the subdivision of Lot No. 4 in the Elizabeth Harding Lyttle tract. Beginning on the southern margin of Morena Street at the North East corner of said Lot No. 6 and running westwardly with said street 50 feet; thence at right angles to said street, southwardly 161 feet - more or less to a 12 foot alley; thence eastwardly with said alley 50 feet to the east boundary line of said Lot No. 6; thence northwardly with said line 161 feet more or less to the beginnning (as described in Deed, recorded in Deed Book 240, Page 322, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Deed from Adele Cooper Thurband, CN Cooper, Lula Jackson Thurband, WF Jackson, James Kittleband, and August F. Kittleband, to Charles Gardner, as recorded on the 7th day of November, 1899, in Deed Book 240, Page 322, in the Register's Office of Davidson County, Tennessee. Charles Gardner having died (date unknown), leaving subject property to (his children) Estelle Gardner Cecil, Charles Gardner, George Gardner, Melvin Gardner, Arthur Gardner, William Gardner, Rosetta Gardner Jones, Lincolnia Gardner Bowie, and Mary Gardner Robertson, pursuant to Affidavit of Heirship recorded in Deed Book 8114, Page 809, said Register's Office. Estelle Gardner Cecil, a widow, having conveyed her interest in subject property to Edith E. Otey, by Quitclaim Deed recorded on the 23rd day of May, 1990, in Deed Book 8114, Page 811; Edith E. Otey having conveyed her interest in subject property to Leon Otey, by Quitclaim Deed recorded on the 4th day of November, 1994 in Deed Book 9512, Page 765, said Register's Office. Leon Otey having died on 11/09/1995, without a Will, a resident of San Jose, Santa Clara County, California. Pursuant to Order Granting Motion of Default and Other Relief, in the Quit Title action, filed February 20, 2019, Case No. 18-145-II, in the Chancery Court, for Davidson County, Tennessee, Heather Otey and James Otey (a/k/a James R. H. Otey, II) are granted the right to sell subject property. Reference is also made to establish Heather Otey and James Otey (a/k/a James R.H. Otey, II), as the Heirs at Law of Leon Otey 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 2341 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

