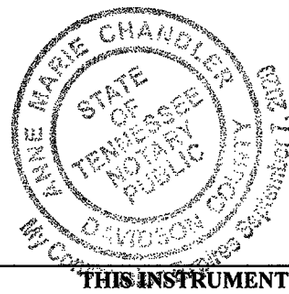
Karen Johnson Davidson County
Batch# 273684 DEEDWARR
08/20/2019 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20190820-0083215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 7th day of August, 2019. Notary Public My commission expires:

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
City wide investment group LLC	New Owner	10505025200
16601 Guthard Street, Unit D		
Huntington Beach, CA 92647		

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, **TATIANA J. KENNEDY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CITY WIDE INVESTMENT GROUP LLC A CALIFORNIA 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. 67 on the Plan of Bransford Realty Company's Subdivision of the north part of the A. B. Hill Subdivision of record in Plat Book 421, Page 77, 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 Mazzie Menesse by Warranty deed from Earl McAdams, Jr., Dorothy L. McAdams Dobson, Elizabeth McAdams Norris, and Clara McAdams Carothers of record in Book 4204, page 860, Register's Office for Davidson County, Tennessee, dated January 15, 1968 and recorded on January 15, 1968.

Mazzie Meneese having since died leaving the property to her sister Callie Beatrice Abernathy in her will recorded at Book 5689, page 483.

Callie Beatrice Abernathy died March 1, 2008 leaving one child Mary La'Llellhyn Rankins-Smith per Affidavit of Inheritance of record at Instrument no. 20180725-0072459.

Mary Rankins-Smith died January 5, 2019. Tatiana J. Kennedy and Karen Rankins were named Co-Petitioners in Petition for Intestate Administration of record at Docket No. 19P325. Tatiana J. Kennedy being the sole heir and next of kin of the decedent.

Being the same property conveyed to Tatiana J. Kennedy by Quitclaim deed from Tatiana J. Kennedy and Karen Rankins, Co-Administrators of the Estate of Mary Rankins Smith of record in Instrument No. 20190627-0062271 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 27, 2019.

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 1101 Argyle Avenue, Nashville, TN 37203, 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 24th day of July, 2019.

Tatiana J. Kennedy

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 Tatiana J. Kennedy, 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 24th day of July, 2019.

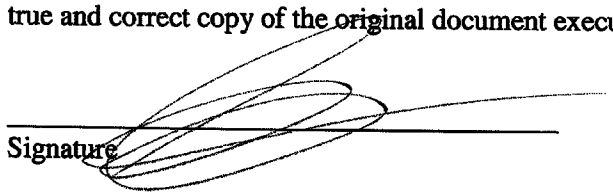
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

