THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26525

DANA DELWORTH
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 $ 547,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 281654 DEEDWARR
09/05/2019 04:00:48 PM 3 pgs
Fees: $18.00 Taxes: $2,025.75

20190905-0089908

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Jordan Clark and Asri N. ~~Mumpuni~~ MumpuNi	new owners	
1413 N 9th Avenue		08112040900
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, **Juri Hall, married, and Dorothy Hall, unmarried, and Marvin Williams, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Jordan Clark and Asri N. ~~Mumpuni~~ Mumpuni, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, 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 the South 33 feet of Lot No. 156 on the plan of the Town of McGavock as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 33 feet on the Westerly side of 9th Avenue North and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Melvin Wright Williams and wife, Artis T. Williams by Installment Deed from Oscar Nochlin and wife, Annie G. Nochlin of record in Book 2902, Page 582, Register's Office for Davidson County, Tennessee, dated April 20, 1959 and recorded on April 27, 1959. The said Melvin Wright Williams died in 1968 leaving Artis T. Williams as his surviving spouse.

Artis T. Williams having since died intestate on March 24, 2016, leaving the property to the following heirs pursuant to intestate succession: Freda Minnis, Roger Williams, Melvin Williams, Jr. Erma L. Clark, Dorothy Hall and Alvin Williams. Alvin Williams died intestate on April 11, 1998 and his 1/6 interest vested in his sole surviving heir, Marvin Williams, pursuant to intestate succession. See Affidavit of Heirship recorded on August 30, 2018, in Instrument No. 20180830-0086021.

Freda Minnis, Roger Williams, Melvin Williams, Jr. & Erma L. Clark conveyed their interest to Dorothy Hall and Juri Hall by Quitclaim Deed from of record in Instrument No. 20170501-0042534, Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 01, 2017. Accordingly, the current owners of the property are Juri Hall, Dorothy Hall and Marvin Williams.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KI-PA-19-1413

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1413 N 9th Avenue, Nashville, TN 37208.**

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 our hands this the dates set forth in the notary acknowledgments below.

Marvin Williams

Juri Hall

Dionne Hall

Dorothy Hall

STATE OF Tennessee)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marvin Williams,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2019.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juri Hall and Dorothy Hall and Dionne Hall,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2019.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1413 N 9th Avenue, Nashville, TN 37208.**

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 our hands this the dates set forth in the notary acknowledgments below.

Marvin Williams

Juri Hall

Dionne Hall

Dorothy Hall

STATE OF TENNESSEE)

COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marvin Williams,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of AUGUST, 2019.

PHYLLIS D. MAPLES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My Commission expires: 3/7/21

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juri Hall and Dorothy Hall and Dionne Hall,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2019.

My Commission expires: _____

Notary Public