# WARRANTY DEED

Karen Johnson Davidson County
Batch# 289923 **DEEDWARR**
09/23/2019 03:17:26 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20190923-0096555

DAN DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BA-19-5340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/4/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jessica Clontz** | **New Owner** | |
| (NAME) | (NAME) | **162-05-0-079.00** |
| **P.O. Box 332996** | | |
| (ADDRESS) | (ADDRESS) | |
| **Murfreesboro, TN 37133** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **NICOLE V. KERSH, UNMARRIED AND GEORGIA R. BOSS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA CLONTZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 166 on the Plan of Section 1, Hickory Valley Subdivision, of record in Plat Book 4175, Page 75, 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 Alvin B. Robinson, unmarried by Warranty Deed from Dipak Bagchi and wife, Nandita Bagchi, of record in Book 7003, page 15, Register's Office for Davidson County, Tennessee, dated September 29, 1986 and recorded on October 07, 1986.

The said Alvin B. Robinson died testate on June 20, 2007, and by his Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 08P-804, devised the subject property to his mother, Olivia Robinson, and his sister, Georgia Robinson Boss. The said Olivia Robinson died testate on March 22, 2014, and by her Last Will and Testament filed in the Chancery Court of Coahoma County, Mississippi, as Docket No. 2014-192, devised her real property to her daughter, Georgia Boss, and her granddaughter, Nicole Latina Boss Kersh. On February 23, 2015, for the sole purpose of establishing a muniment of title to the subject property, the said Olivia Robinson's Will, was admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 15P-286, and pursuant to Order Admitting Will to Probate and Establishing Title to Certain Real Estate, recorded as Instrument Number 20150325-0025799, in the Register's Office for Davidson County, Tennessee, the subject property was vested in equal shares to Georgia R. Boss and Nicole Vannor Kersh, as joint tenants with right of survivorship, in accordance with the terms of the Will of the said Olivia Robinson, a copy of which is recorded as Instrument Number 20150325-0025800, in the Register's Office for Davidson County, Tennessee.

**Nicole V. Kersh and Nicole Vannor Kersh are one in the same person.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4353, Page 54, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5340 Eulala Drive, Nashville, Tennessee 37211**.

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), 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 the 20th DAY OF SEPTEMBER, 2019.

Nicole V. Kersh by John Gleaves, Attorney-In-Fact

Georgia R. Boss by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICOLE V. KERSH AND GEORGIA R. BOSS, and who acknowledged he/she/they executed the same as the free act and deed of the said NICOLE V. KERSH AND GEORGIA R. BOSS.

Witness my hand and official seal, this the 20th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212