WARRANTY DEED

Karen Johnson Davidson County
Batch# 297448 DEEDWARR
10/08/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20191008-0102762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Nella P Frierson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF OCTOBER, 2019

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nella P Frierson	owner at owners address	
(NAME)	(NAME)	07105017500
1830 Haynes St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Lyrhonda Anderson Pope, Personal Representative of The Estate of Richard B. Anderson Davidson County, TN Probate Docket No. 14P-071, Nicole Evans, LyRhonda D. Anderson, Convervator of The Conservatorship Estate of Shemeka M. Anderson Davidson County Probate Court, TN Docket No. 07P-1952, Shirley A. Washington, Convervator of The Conservatorship Estate of Brian D. Holt Davidson County Probate Court, TN Docket No. 19P-1231, Richie Anderson, and LyRhonda Anderson Pope**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nella P. Frierson**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 southerly one-half of Lots Nos. 39 and 40 on the Plan of Brooklyn Heights, of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 39 and 40 front together 91 feet on the northerly side of Edgewood Avenue and extends back between parallel lines 70 feet with the easterly margin of Page Street to a dead line.

Including but excluding that portion of the above described property conveyed to Metropolitan Development and Housing Agency in Book 9596, Page 614, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard B. Anderson and wife, Ethel E. Anderson by quitclaim deed from Ethel M. Evans of record in Instrument No. 20031231-0184898 Register's Office for Davidson County, Tennessee, dated 12/23/2003 and recorded on 12/31/2003.

The said Ethel E. Anderson died on March 24, 2010, leaving Richard B. Anderson as surviving tenant by the entirety. The said Richard B. Anderson died intestate on September 29, 2013 and his estate was entered for administration in case no. 14P-71 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Richard B. Andersons blood heirs are joining in this conveyance and listed in Heirship Affidavits of record at Instrument Nos 201910080102758 and 201910080102759 of record in the Register's Office of Davidson County, TN. *

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

* Nicole Alderson listed in the Heirship Affidavit is one and the same as Nicole Evans. *

unimproved
This is improved x property, known as 437 Edgewood Ave, Nashville, TN 37207 aka 1833 Haynes St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (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 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 my hand this 4th day of October, 2019.

Lyrhonda Anderson Pope, Personal Representative of The Estate of Richard B Anderson Davidson County, TN Probate Docket No. 14P-071

Lyrhonda Anderson-Pope

By: Lyrhonda Anderson Pope, Personal Representative

Nicole Evans

Nicole Evans

Lyrhonda D. Anderson Pope, Conservator of the Conservatorship Estate of Shemeka M. Anderson Davidson County Probate Court, TN Docket No. 07P-1952

Lyrhonda Anderson-Pope

Lyrhonda D. Anderson Pope, Conservator

Shirley A. Washington, Conservator of the Conservatorship Estate of Brian D Holt Davidson County Probate Court, TN Docket No. 19P-1231

Shirley A. Washington

Shirley A. Washington, Conservator

Richie Anderson

Richie Anderson

Lyrhonda Anderson-Pope

Lyrhonda Anderson Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lyrhonda Anderson Pope, Personal Representative of The Estate of Richard B Anderson Davidson County, TN Probate Docket No. 14P-071, Nicole Evans, Richie Anderson, and **Lyrhonda Anderson Pope** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared **Shirley A. Washington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Conservator of the Conservatorship Estate of Brian D Holt Davidson County Probate Court, TN Docket No. 19P-1231**, the within named bargainor ,and that she as such **Conservator** executed the foregoing instrument for the purposes therein contained, by signing the name of the **Conservatorship Estate of Brian D Holt Davidson County Probate Court, TN Docket No. 19P-1231** by herself as **Conservator.**

WITNESS my hand and official seal at office this 4th day of October, 2019.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Lyrhonda D. Anderson Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Conservator of the Conservatorship Estate of Shemeka M. Anderson Davidson County Probate Court, TN Docket No. 07P-1952**, the within named bargainor, and that she as such **Conservator** executed the foregoing instrument for the purposes therein contained, by signing the name of the **Conservatorship Estate of Shemeka M. Anderson Davidson County Probate Court, TN Docket No. 07P-1952** by herself as **Conservator.**

WITNESS my hand and official seal at office this 4th day of October, 2019.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

Certificate of Authenticity

I, Venikka Branch, 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 Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county

And state, Ven. Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021