Karen Johnson Davidson County
Batch# 309405 DEEDWARR
11/01/2019 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $915.75
20191101-0112323

Warranty Deed

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $247,500.00. Affiant Subscribed and sworn to before me, this the 30 day of October, 2019. Notary Public My commission expires: 8/16/20

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:
Tudor Building Group, GP	New Owner	09213013000
110 Windsor Dr.		
Nashville, TN 37205		

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, **JAMES R. KING, SR., EDWARD C. KING AND KEITH B. KING, HEIRS AT LAW OF THE ESTATE OF WILLIE ODELL JONES**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUDOR BUILDING GROUP, GP** 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. 8 of Block 19 on the Plan of Charlotte Park Company's Addition to Nashville of record in Plat Book 57, Page 160 and 161, 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 a portion of the same property conveyed to Fred Jones and wife, Willie O. Jones by Warranty deed from Nina Faye Tews of record in Book 7383, page 269, Register's Office for Davidson County, Tennessee, dated August 19, 1987 and recorded on October 21, 1987.

Being a portion of the same property conveyed to Willie O. Jones by Quitclaim deed from Fred Jones of record in Book 10759, page 920, Register's Office for Davidson County, Tennessee, dated December 4, 1997 and recorded on January 16, 1998.

Willie Odell Jones having since died, intestate, on January 13, 2018, leaving James R. King, Sr., Edward C. King and Keith B. King the only heirs at law, per Affidavit of Heirship dated October 15, 2019 and recorded on _____ ___, 2019, as Instrument number 201911010112321_, Register's Office Davidson County, Tennessee.

Being also known as 3814 Elkins Ave. Nashville, Tennessee 37209.

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 3814 Elkins Ave., Nashville, TN 37209, 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 29th day of October, 2019.

The Estate of Willie Odell Jones

By: _____
James R. King, Sr., Heir at Law

By: _____
Edward C. King, Heir at Law

By: _____
Keith B. King, Heir at Law, by James R. King, Sr., his/her Attorney-In-Fact

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 James R. King, Sr., Edward C. King, Heirs at Law of the Estate of Willie Odell Jones, 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 29th day of October, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2019, before me personally appeared James R. King, Sr., 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 Keith B. King as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Keith B. King.

Witness my hand and seal this 29th day of October, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)