BK 29

Karen Johnson Davidson County
Batch# 320246 DEEDWARR
11/26/2019 01:09:06 PM 2 pgs
Fees: $13.00 Taxes: $558.70
20191126-0122328

21932
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Latessa D. Hickerson
4320 Golden Hills Drive
Nashville, TN 37218

Send Tax Bills to:
New Owner

Map/Parcel: 058 10 0 024.00

FOR AND IN 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, I/we, **Jennifer Jill Bell, Michelle James, Jared James and Jason C. James as sole heirs to the Estate of Jesse C. James**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Latessa D. Hickerson, a single woman**, hereinafter called the Grantee(s), their successors 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. 62 on the Plan of Gold Key Addition, Section 2, of record in Book 5050, page 13 of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Jesse C. James and wife, Pamela D. James by Warranty Deed dated April 15, 1988, in Book 7520, page 402, said Register's Office. The said Pamela D. James having conveyed her interest to Jesse C. James by Quitclaim Deed filed at Instrument No. 20030613-0081790, said Register's Office. The said Jesse C. James having died intestate on October 19, 2011. Title now vested in Jennifer Jill Bell, Michelle James, Jared James and Jason C. James pursuant to an Affidavit of Heirship from Jennifer Jill Bell, dated October 3, 2013, filed at Instrument No. 20131015-0107688, and by subsequent Affidavit of Heirship filed at Instrument No. 20191126-0122327 **said Register's Office.**

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictions filed in Book 5140, page 725; Plat of record in Book 5050, page 13; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 4320 Golden Hills Drive, Nashville, TN 37218

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 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 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/our hand(s) as on the date shown on the Notary forms.

Jennifer Jill Bell

Michelle James

Jared James

Jason C. James

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Jill Bell, Michelle James, Jared James and Jason C. James, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of November, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 151,000.00

Affiant

Subscribed and sworn to before me this 22nd day of November, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022