WARRANTY DEED

Karen Johnson Davidson County
Batch# 324777 DEEDWARR
12/04/2019 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20191204-0125053

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191298TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
P&P Development, LLC and Cole Morgan	P&P Development, LLC	
(NAME)	(NAME)	
2144 Burns Street	1619 Graybar Lane	072-11-0-242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215-2103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARILYN YOUNG, INDIVIDUALLY AND AS EXECTRIX OF THE ESTATE OF WYNONA HARDING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P&P DEVELOPMENT, LLC AND COLE MORGAN**, 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 Lots Nos. 65 and 68 on the Plan of W. J. Myers Subdivision of certain Lots in Maxey's Addition to Brownsville of record in Plat Book 332, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 65 and 68 join each other and front 100 feet on the Westerly side of Burns Avenue, and extend back Westerly between parallel lines 150 feet to an alley, said Lot No. 65 running back with the Southerly margin of Ann Street.

Being the same property conveyed to John E. Harding and wife, Wynona Harding, a one-half undivided interest by Warranty Deed from Elease Harris and Booker Harris, of record in Book 2540, page 267, Register's Office for Davidson County, Tennessee, dated May 28, 1956 and recorded on May 28, 1956. The said John E. Harding died October 14, 1979, leaving his wife, Wynona Harding, as the surviving tenant by the entirety.

The said Wynona Harding having since died on October 29, 2003. Marilyn Young's interest derives from that certain Order for Muniment of Title found in Case No. 19P-2116 the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2144 Burns Street, Nashville, TN 37216
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness The Estate of Wynona Harding this 27th day of NOVEMBER, 2019.

BY: Marilyn N. Young
Marilyn Young, Individually and as Executrix for the Estate of Wynona Harding.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of NOVEMBER, 2019 before me personally appeared Marilyn Young, individually and as the Executrix for The Estate of Wynona Harding, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of NOVEMBER, 2019.

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

