Karen Johnson Davidson County
Batch# 330912 DEEDWARR
12/17/2019 01:38:26 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20191217-0130179

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MSR 19-707

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 13th **day of December, 2019.**

Notary Public
My commission expires: 7/6/20

06-1909-77294

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Gabrahm Vitek 707 Greymont Dr Nashville TN 37217	Same as New Owner	119-08-0-024.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald S. Carson Sr. and Linda Carson, heirs-at-law of Ronald S. Carson, Jr., deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gabrahm Vitek, married and Gerry Vitek, married, as tenants in common with right of survivorship**, hereinafter called the Grantees, 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. 53, on the Plan of Section Two, Glencliff Estates, of record in Book 1130, Pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald S. Carson, Jr., unmarried man by deed from Fady Rezk, unmarried, dated April 14, 2014, recorded April 21, 2014, of record in Instrument No. 20140421-0032634, Register's Office for Davidson County, Tennessee. The said Ronald S. Carson, Jr. having since died unmarried, without issue and intestate on May 31, 2019. An Estate was opened for Ronald S. Carson, Jr., in the Seventh Circuit Court of Davidson County, by Order of the Court, entered July 25, 2019, In Docket No.: 19P1309. Said Order Appointed Ronald S. Carson, Sr., as Administrator of the Estate and Letters of Administration were issued to him. Ronald S. Carson, Sr. and Linda Carson are the heirs-at-law of Ronald S. Carson, Jr., deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 707 Greymont Dr, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Ronald S. Carson Sr.'s capacity as Administrator of the Estate of Ronal S. Carson, Jr., deceased, joins in the execution of this instrument for the purpose of quitclaiming and conveying the Estate's interests, if any, in the subject property.

WITNESS my hand this 12 day of December, 2019.

Ronald S. Carson, Sr. Indvidually
and as Administrator of the Estate
of Ronald Carson Jr. deceased

Linda Carson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ronald S. Carson, Sr., Individually and Administrator of the Estate of Ronald S. Carson, Jr., deceased and Linda Carson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of December, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY