WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Regina Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2019.

William E. Grones
Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-RD-19-933

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Regina L Gaines	**New Owner**	
(NAME)	(NAME)	
933 Silverdene Place		**082-12-0-246.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF TOMMY L. GAINES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGINA L GAINES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 on the Plan of D.D. Phillips Silverdene Park Subdivision of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the northerly side of Silverdene Place formerly Georgia Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tommy L. Gaines and wife, Georgia C. Gaines by Warranty Deed from Lorine Cunningham, a widow of record in Book 3372, Page 223, Register's Office for Davidson County, Tennessee, dated April 17, 1962 and recorded on April 18, 1962.

Georgia C. Gaines died November 06, 2016, leaving Tommy L. Gaines surviving tenant by the entirety. Tommy L. Gaines died intestate December 02, 2016. Estate of Tommy Lee Gaines entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 18P912.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **933 Silverdene Place, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 332574 **DEEDWARR**
12/19/2019 03:22:18 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20191219-0131274

Witness my/our hand(s) this the 13 DAY OF DECEMBER, 2019.

Estate of Tommy L. Gaines

BY: Brenda L. Gaines
Brenda Lou Gaines
Administratrix

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA LOU GAINES, ADMINISTRATRIX of the ESTATE OF TOMMY L. GAINES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~11th~~ 13th of December, 2019.

Emily M. Phelps
Notary Public
My Commission Expires: 11/04/2023
(SEAL)



EMILY M. PHELPS
Notary Public, State of Ohio
My Commission Expires 11-04-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212