Karen Johnson Davidson County
Batch# 340347 DEEDWARR
01/08/2020 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $839.90
20200108-0002742

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$227,000.00.**

Affiant

Subscribed and sworn to before me, this 8th day of January, 2020.

Notary Public

My commission expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Atrium Development, LLC, a Tennessee limited liability company** | **Atrium Development, LLC, a Tennessee limited liability company** | **081-07-0-532.00** |
| **3610 Nolensville Pike** | **3610 Nolensville Pike** | |
| **Nashville, TN 37211** | **Nashville, TN 37211** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Sharon E. Dobson and Constance G. Heard and Jacquelyn D. Blue and Maurice L. Walker, being all of the Heirs of the Estate of Joyce G. Walker, deceased**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Atrium Development, LLC, a Tennessee limited liability company**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of C. H. Stier's Addition to Nashville of record in Plat Book 332, Page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No.19 fronts 50 feet on the Westerly side of 10th Avenue North, and runs back between parallel lines, 174 feet more or less to Owen Street.

Being the same property conveyed to Leonard Walker, Jr., and wife, Joyce W. Walker By Warranty Deed from Tommie Mayberry, a widow, of record in Book 4509, Page 944, Register's Office for Davidson County, Tennessee; the said Leonard Walker, Jr., having since died intestate on April 28, 1993, leaving Joyce G. Walker as surviving tenant by the entirety; the said Joyce G. Walker having since died intestate on October 21, 2015, a resident of Davidson County, Tennessee, survived by her sole heirs at law, Sharon E. Dobson, Constance G. Heard, Jacquelyn D. Blue, and Maurice L. Walker, as evidenced by an Affidavit of Heirship of record as Instrument Number 20170317-0026189, said Register's Office.

This is improved property known as **1823 10th Avenue, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of January, 2020.

Sharon E. Dobson, Heir at Law of Joyce G. Walker, deceased

Jacquelyn D. Blue, Heir at Law of Joyce G. Walker, deceased

Constance G. Heard, Heir at Law of Joyce G. Walker, deceased

Maurice L. Walker, Heir at Law of Joyce G. Walker, deceased

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sharon E. Dobson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her names above.

Witness my hand and official seal this 8th day of January, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020

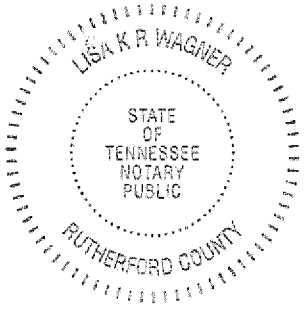
LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Constance G. Heard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 8th day of January, 2020.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

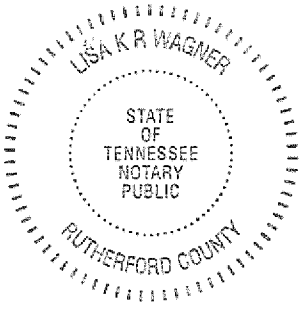



**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jacquelyn D. Blue, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 8th day of January, 2020.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

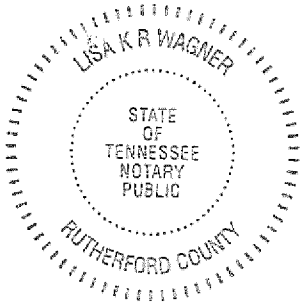



**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maurice L. Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 8th day of January, 2020.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020




SolomonParks File No. 19-000047-529

# TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

