ADDRESS NEW OWNER: Emily M. Richer
820 Russell Street
Nashville, TN 37206

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 082-16-0-146.00

Karen Johnson Davidson County
Batch# 350752 DEEDWARR
01/30/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,020.20
20200130-0011314

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ashley Elizabeth Pool and M.Ray Liggett** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Emily M. Richer, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 63 on the Map of Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, of the Chancery Court at Nashville. Said part of Lot No. 63 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines along the westerly margin of South 9th St., 170 feet to an alley.

Being the same property conveyed to Lamar Freeman Jackson, Jr., unmarried, from Barry Edward Laxton, unmarried, by Warranty Deed recorded on July 21, 1980, in Book 5626, Page 893, Register's Office for Davidson County, Tennessee. Lamar Freeman Jackson, Jr., died on March 25, 2016 leaving the property to the Estate of Lamar F. Jackson, Jr., by virtue of his last will and testament.

Being the same property conveyed to Ashley Elizabeth Pool, reserving unto M. Ray Liggett a life estate, from Neal Appelbaum, duly qualified Executor of the Estate of Lamar F. Jackson, Jr., by Executor's Quitclaim Deed recorded on October 21, 2016, in Instrument No. 20161021-0111206, Register's Office for Davidson County, Tennessee.

Lamar F. Jackson, Jr., was also known as Lamar Freeman Jackson, Jr.

Ashley Elizabeth Pool warrants said property has never been her place of residence.

This is property with a common address of 820 Russell Street, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 1, Page 13, Chancery Court Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of January 2020.

Ashley Elizabeth Pool

M.Ray Liggett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ashley Elizabeth Pool and M.Ray Liggett ,** with whom I am personally acquainted, or who 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 30th day of January 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: 11-3-20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $546,000.00.

Affiant

Subscribed and sworn before me this 30th day of January 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: 11-3-20

File No. 2001K007

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022