WARRANTY DEED

Karen Johnson Davidson County
Batch# 370520 DEEDWARR
03/10/2020 02:47:52 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20200310-0026925

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen L. McElroy	NEW OWNER	07006006500
(NAME)	(NAME)	
408 S 15th St B		
(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 considerations, the receipt of which is hereby acknowledged, Angelia Hendricks, Administrator of The Estate of James Wade, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kathleen L. McElroy, a single woman, hereinafter called the GRANTEE(S), his/her/their 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. 14, on the plan of TAIGAN'S SUBDIVISION, as shown on plat of record in Book 6900, Page 710, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Wade and Donald Wade, both unmarried person by Deed from Eddie W. Jackson and wife Barbara Jackson, dated 10/19/1989 and recorded 10/24/1989, of record in Book 7966, Page 941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Wade, unmarried by Quitclaim Deed from Donald Wade, unmarried, dated 04/24/2002 and recorded 05/06/2002, of record in Instrument 200205060055501, Register's Office for Davidson County, Tennessee.

The said James Wade died intestate on 03/06/2019, appointing Angelia Hendricks as Personal Representative of the Estate as evidenced in File No. 19P1219, Probate Court Clerk's Office for Davidson County, Tennessee. The real estate being brought into the estate pursuant to court order dated February 14, 2020, giving her the authority to sell. Docket No. 19P1219, Davidson County, Tennessee.

Debbie Dunn and Princess Alsup conveying their interest to Juanita Wade by Quitclaim Deed dated 04/19/2019 and recorded 04/23/2019, of record in Instrument 201904230037391, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4EXT26241

File No.: 658107
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2741 Buena Vista Park, Nashville, TN 37218

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of March .

The Estate of James Wade

By: _____

By: Angelia Hendricks

Its: Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angelia Hendricks, Administator of the Estate of James Wade, deceased, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and Official seal this 5th day of March, 2020.

_____

Notary Public:

My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027