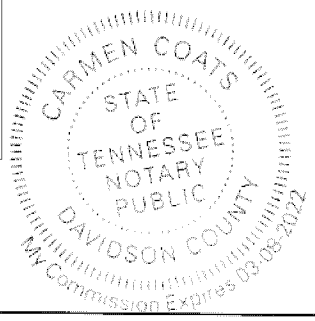
WARRANTY DEED

Karen Johnson Davidson County
Batch# 392034 DEEDWARR
04/27/2020 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200427-0043621



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Julia Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(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
K&D Werks, LLC , a Tennessee limited liability company	NEW OWNER	094-01-0-081.00
(NAME)	(NAME)	
608 S 13th Street		
(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, I, Burma Davidson Moreland, Executrix for The Estate of Henrietta M Davidson, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto K&D Werks, LLC , a Tennessee limited liability company, 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:

Being Lot No. 50 on the plan of Payne, Blakemore & Cummings Addition as of record in Book 57, Page 81, in the Register's Office, Davidson County, Tennessee.

Said Lot No. 50 fronts 60 feet on the Westerly side of South 13th Street, and runs back between parallel lines, 161 feet to an alley.
Being the same property conveyed to Henrietta Martin Davidson, a widow by Installment Deed from V. G. Clark and wife, Anna F. Clark, dated 07/01/1950 and recorded 07/10/1950, of record in Book 1854, Page 420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. R. H. Company, a Tennessee corporation by Warranty Deed from Henrietta Martin Davidson, a widow, dated 09/29/1965 and recorded 10/11/1965, of record in Book 3945, Page 171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henrietta Martin Davidson, a widow by Warranty Deed from B. R. H. Company, dated 10/12/1966 and recorded 11/15/1966, of record in Book 4077, Page 806, Register's Office for Davidson County, Tennessee.

The said Henrietta Martin Davidson died testate on 08/19/2019. The said Burma Davidson Moreland has been appointed Executirx for the Estate of Henrietta M. Davidson and executes this instrument pursuant to the powers established by the Last Will and Testament of Henrietta M Davidson as evidenced in File No: 19P1938, Probate Court Clerk's Office for Davidson County, Tennessee.

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 ☒ 608 S 13th Street, Nashville, TN 37206

(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 23rd day of March 2020.

The Estate of Henrietta M Davidson

By: Burma Davidson Moreland

Burma Davidson Moreland, Executrix

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Burma Davidson Moreland, Executrix for The Estate of Henrietta M Davidson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of March, 2020.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202004270043621

True Copy Certification

I, **Angie Lawless**, 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 law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022