Karen Johnson Davidson County
Batch# 392937 DEEDWARR
04/29/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200429-0044532

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0062-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2020

Notary Public
My Commission Expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

Address of New Owner	Send Tax Bills To:	
New Western Acquisitions 214 2nd Ave N, Ste. 203 Nashville, TN 37201	New Owner	Map/parcel: 082-01-0-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Karen Yolanda Gills

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings, LLC , a Texas limited liability company

HEREINAFTER CALLED THE GRANTEE(S), its HEIRS AND 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. 81 on the Map of Thornby Place, as of record in Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alvin Stewart and wife, Alline Stewart by Warranty Deed from Ethel Carolyn Smith as Guardian of the Estate of Chrystal Eloise Batey, a minor, Ethel Carolyn Smith as an individual, Alline Stewart, and Marjorie Batey, dated 8/16/1963 and recorded 8/26/1963 in Book 3614, Page 530, Register's Office for Davidson County, Tennessee.

Pursuant to Affidavit of Continuous Marriage of record in Instrument No. 20140221-0014767, Alvin Stewart and Alline Stewart were continuously married until his death on 3/28/1996. Upon his death, Alline Stewart became the sole owner as the surviving tenant.

Pursuant to Affidavit of Heirship filed of record in Instrument No. 20191030-0111377, Alline Stewart a/k/a Alline Dolores Stewart having since died intestate on 8/2/2019. Pursuant to said Affidavit, Karen Yolanda Gills is the sole heir at law. See also new Affidavit of Heirship dated _____ and filed of record in Instrument Number 202004290044530_202004290044531, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 882 Sharpe Avenue Nashville, TN, 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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of April, 2020

Karen Yolanda Gills

Karen Yolanda Gills

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Karen Yolanda Gills, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2020

Belinda Butler

Notary Public

My Commission Expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023

True Copy Certification

I, **Loren Manderson**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-17-2023

Notary Seal

