39B

Karen Johnson Davidson County
Batch# 398008 **DEEDWARR**
05/08/2020 03:42:03 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200508-0048332

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this 7 day of May, 2020.

Notary Public

My commission expires: 3/8/

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Uriah Solis	MOVEMENT MORTGAGE	**133-16-0-027.00**
4830 Aster Drive	8024 CALVIN HALL ROAD	
Nashville, TN 37211	INDIAN LAND, SC 29707	

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,

Gerald W. J. St. Pierre and Wanda S. Cox, the sole heirs at law of the Estate of Thelma Marie St. Pierre

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

Uriah Solis, an unmarried man

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

BEING Lot No. 2 on the Plan of Highview Acres of record in Plat Book 2331, Page 52, said Register's Office; said Lot No. 2 fronts 67 feet on the easterly side of Aster Drive and runs back 241.5 feet on the northerly line and 181.2 feet on the Southerly line to a dead line, measuring 125 feet thereon.

BEING the same property conveyed to Thelma Edwards St. Pierre by Quitclaim Deed from Alfred J. St. Pierre, of record in Book 6476, Page 193, Register's Office for Davidson County, Tennessee; the said Thelma Edwards St. Pierre having since died intestate on December 9, 2018, a resident of Davidson County, Tennessee, survived by her children Gerald W. J. St. Pierre and Wanda S. Cox, her sole heirs at law, as evidenced by an Affidavit of Heirship being recorded simultaneously herewith. # 20200508-0048329

This is improved property known as **4830 Aster Drive, Nashville, TN 37211.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.

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 7th day of May, 2020.

Gerald W. J. St. Pierre

Wanda S. Cox

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gerald W. J. St. Pierre and Wanda S. Cox, the within named bargainors, to me known (or 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, at office, this 7th day of May, 2020

Notary Public
My Commission Expires: Sept. 20, 2020
SolomonParks File No. 20-000167-529

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY