THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123868

Karen Johnson Davidson County
Batch# 406792 DEEDWARR
05/27/2020 02:57:17 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20200527-0054644

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $710,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Goldman and Jessica Goldman 4008 Wallace Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-16-0-143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Evans Parrish and James Howard Evans, Jr, Co- Executors of the Estate of Sadie P. Evans** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Goldman and Jessica Goldman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Donna Heights, as of record in Book 2083, Page 17, Register's Office for said County.

Said Lot No. 2 fronts 95 feet on the Easterly side of Vail Avenue, now Wallace Lane, and extends back 550.2 feet on the Northerly line and 548 feet on the Southerly line, to a dead line in the rear on which it measures 95.4 feet.

Being the same property conveyed by Probate in Docket No. 19P1817 and Warranty Deed from Lyla L. Murray, unmarried, now Morris to James H. Evans and wife, Sadie P. Evans as recorded in Deed Book 4142, Page 300, in the Register's Office of Davidson County, Tennessee.

Sadie P. Evans died testate, on or about September 29, 2011. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 19P1817, directs the subject property to be administered as part of her Estate, subject to the control of the Co-Executors, NANCY EVANS PARRISH AND JAMES HOWARD EVANS, JR.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONNA HEIGHTS, as recorded in Plat Book 2083, Page(s) 17, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4008 Wallace Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2020.

Estate of Sadie P. Evans

By: Nancy Evans Parrish, Co-Executor
Nancy Evans Parrish, Co-Executor

By: CO-EXECUTOR
James Howard Evans, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Nancy Evans Parrish and James Howard Evans, Jr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors of the Estate of Sadie P. Evans the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022