WARRANTY DEED

Karen Johnson Davidson County
Batch# 406901 DEEDWARR
05/28/2020 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $614.94
20200528-0054813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/05/2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: James H. Cook and Jermall Lyons	SEND TAX BILLS TO: owners at owners address	MAP-PARCEL NUMBERS
(NAME) 1301 Bell Grimes Lane	(NAME)	06002012100
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Shirley Shelton, Larry Drake, Dianna Brown, Kathey Sherrell, Sandra Moore, and Anna Marie Booker**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James H. Cook and Jermall Lyons,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 92 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, Page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 70 feet on the southeasterly side of Meadowside Lane and extends back 132.4 feet on the northeasterly line and 128.9 feet on the southwesterly line to a dead line measuring 101.7 feet thereon.

Being the same property conveyed to Robert Drake and Johnnie Drake by virtue of that certain Warranty Deed dated November 30, 1993, and being of record at Book 9171, Page 656 in the Register's Office of Davidson County, Tennessee. Robert Drake died May 6, 2012 leaving Johnnie Drake as the remaining tenant by the entirety. Johnnie Drake died intestate on January 10, 2020 leaving Larry Drake, Sandra Moore, Anna Marie Booker, Dianna Brown, Shirley Shelton, and Kathey Sherrell as her remaining blood children per Affidavits of Heirship of record at Instrument Nos _202005280054806__202005280054807____202005280054808_____ in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3122 Meadowside Lane Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 15th day of May, 2020.

Shirley Shelton

Larry Drake

Dianna Brown, by Shirley Shelton, Attorney In Fact

Kathey Sherrell, by Shirley Shelton, Attorney In Fact

Sandra Moore, by Shirley Shelton, Attorney In Fact

Anna Marie Booker, by Shirley Shelton, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shirley Shelton and Larry Drake**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Shirley Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Dianna Brown, Kathey Sherrell, Sandra Moore, and Anna Marie Booker** and acknowledged that she executed the same as the free act and deed of the said **Dianna Brown, Kathey Sherrell, Sandra Moore, and Anna Marie Booker .**

WITNESS my hand and official seal at office this 15th day of May, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

Certificate of Authenticity

I, Venikka Branch, 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 Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county and state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21