THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527220**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2020. Notary Public My Commission Expires: __

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 409771 **DEEDWARR**
05/03/2020 01:50:51 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20200603-0057133

WARRANTY DEED

Address New Owner: Nashville Real Estate Investment, LLC 2012 21ST AVE S. Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 070-05-0-032.00

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, **Betty Sue Gann, Alice Frost, Brenda K. Harrison, and Kenneth Gann** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nashville Real Estate Investment, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tracts 1 and 2:
Land in Davidson County Tennessee, being part of lot No. 13 on the Map of Alpine Terrace, as of record in Book 421, page 131, Register's Office for said County, described as follows:

Beginning on the westerly margin of Stivers Street at a point 190 1 /2 feet south of the southerly margin of an alley, said point being the southeast corner of the property conveyed to Mary Waddy by deed from F. E. Pfeiffer and wife, of record in book 794, page 3, said Register's Office; thence westwardly with said Waddy's southerly line, 175 feet to the easterly margin of a proposed alley; thence with said alley, southwardly 70 feet to the southerly margin of said proposed alley; thence with same westwardly 84 feet to the easterly margin of another alley; thence with the last mentioned alley southwardly 52 feet to the northwest corner of the property conveyed to E.W. Connell and wife, by deed from F.E. Pfeiffer and wife, of record in B ook 1006, page 171, said Register's Office; thence with said Connell's northerly line eastwardly 231 feet, more or less, to the westerly margin of Stivers Street; thence with said street northwardly 145 feet to the beginning.

Being the same property conveyed to James I. Overstreet and wife Jessie Overstreet by deed from Mary A. Thomas and husband Albert H. Thomas, dated July 24, 1957, filed of record in Book 2691, Page 24, Register of Deeds Davidson County, Tennessee.

James I. Overstreet died on or about May 5, 2012, leaving Jessie E. Overstreet as the surviving tenant by the entirety.

Jessie E. Overstreet died testate on or about November 22, 2018. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 19P1027.

Tract 3:
Part of Lot No. 13 on the map of Alpine Terrace of record in Book 421 at page 131 in the Register's Office of Davidson County, and described according to a copy of survey thereof by George W. Watkins, surveyor, dated March 25th, 1949, as follows:

Beginning at point in the westerly margin of Slivers Street 120 feet south of the southerly margin of a 15' alley which lies along the north line of Lot No. 13 and which alley was taken from said lot 13, this said beginning point being the southeast corner of the property conveyed to Copeland by deed of record in Book 1431 at page 468 in the said Register's Office; thence along Copeland's

southerly line and along his line extended north 78Â°west 180 feet to the easterly margin of a proposed 20' alley; thence with the margin of the said alley southerly 28 '/2 feet to a post at the northwest corner of the property conveyed to Baird by deed of record in Book 1160 at page 408 in the said Register's office; thence with Baird's north line south 65Â° east 175 feet to a post in the westerly margin of Slivers Street; thence with the margin of Slivers Street north 28Â° east seventy feet to the beginning; being subject to a permanent easement 5' in width, the centerline of which is to begin in the right-of-way of Stivers Street where the waterline of the Metropolitan Government of Nashville & Davidson County, Tennessee, ends and is to continue along the property line formerly known as Copeland's line in a westerly direction approximately 180 feet to the easterly line of the Hubert E. Lyle Jr. property.

Tract 4:
The northeasterly part of Lot No. 13 on the map of Alpine Terrace as of record in Book 421 at page 131 in the Register's Office of Davidson County, described as follows:

Beginning at the southwest corner of Stivers Street and an alley at the northeast corner of Lot No. 13; thence with the southerly margin of the said alley westwardly 118 feet to a stake; thence southeastwardly one hundred feet to a stake; thence eastwardly 66 feet to a stake in the westerly margin of Stivers Street; thence with Stivers Street northwardly 120 feet to the beginning.

Together with a permanent easement for an overflow four feet in width running from the westerly common property line of Henry E. Sellers and wife Nellie L. Sellers, and Hubert E. Lyle, Jr., as recorded in the Henry E. Sellers et. ux. deed of record in Book 2296 at page 38 and the Hubert E. Lyle Jr. deed of record in Book 461 at page 911, Tract No. 2, in an easterly direction not to exceed 118 feet or past the margin of the alley at the westerly side of said Tract No. 2.

Being the same property conveyed to James I. Overstreet and wife Jessie Overstreet by deed from Henry Earl Sellers and wife, Nellie Louise Sellers, of record in Book 5746, Page 114, dated April 24, 1981, Register of Deeds Davidson County, Tennessee.

James I. Overstreet died on or about May 5, 2012, leaving Jessie E. Overstreet as the surviving tenant by the entirety.

Jessie E. Overstreet died testate on or about November 22, 2018. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 19P1027. See Affidavit of Heirship of record in Instrument No. 20200603-0057132 in the Register's Office of Davidson County establishing Betty Sue Gann, Alice Frost, Brenda K. Harrison, and Kenneth Gann as the heirs of Jessie E. Overstreet.

Subject property is not primary, marital residence of Grantors.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7834, paged 210 and in Book 8216, page 987, said Register's Office.

Easement(s) as set out in deed of record in Book 5746, page 114, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 131, said Register's Office.

This is improved property located at 2411 Stivers Street Nashville TN 37218

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 29th day of May, 2020.

Betty Sue Gann

Betty Sue Gann

Alice Frost

Alice Frost

Brenda K. Harrison

Brenda K. Harrison

Kenneth W Gann

Kenneth Gann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty Sue Gann, Alice Frost, Brenda K. Harrison, and Kenneth Gann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION