39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 411605 **DEEDWARR**
06/08/2020 02:21:49 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20200608-0058637

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Lydia M Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

ANGELA K. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Volunteer State Development LLC	NEW OWNER	Parcel ID: 102-15-0-093.00
(NAME)	(NAME)	
215 Middleton #204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Judy E. Mallory as the sole devisee and sole beneficiary of Dwayne Scott Hallman who died testate on November 16, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Volunteer State Development LLC, a Tennessee limited liability company**, 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:

Land in Davidson County, Tennessee, being Lot No. 275, on the Plan of Brookmeade, Section VII, as of record in Book 2331, page 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 223.9 feet on the northeasterly side if Starlit Road and runs back between lines 287.5 feet on the northwesterly line and 137.6 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 248.2 feet.

Being the same property conveyed to George Arthur Abrams and wife, Ruth J. Abrams, by Warranty Deed from Paul A. Thompson, III and wife, Linda W. Thompson, dated May 15, 1975, and recorded May 15, 1975, at Book 4913, page 35, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Ruth J. Abrams by George Arthur Abrams (by his Attorney-in-Fact, Larry C. Abrams), dated September 25, 2001 and recorded September 27, 2001, as Instrument No. 20010927-0104479, in the Register's Office for Davidson County, Tennessee, pursuant to that certain Final Decree of Divorce entered in the Sixth Circuit Court for Davidson County, Tennessee, Docket No. 80D-3009, of record as Instrument No. 20010925-0103560, in said register's office.

Ruth J. Abrams having since died on August 1, 2003, leaving the subject property to Dwayne Scott Hallman, her only child, sole heir-at-law and sole beneficiary of her recorded but unprobated Last Will and Testament, as set out in those certain Affidavits of Heirship, of record as Instrument No. 20030922-0139440 and 20030922-0139441, in said register's office.

Dwayne Scott Hallman having since died on November 16, 2019, leaving the subject property to Judy E. Mallory as his sole devisee and sole beneficiary of his probated Last Will and Testament as set forth in Case No. 19P2221 in the Probate Division of the Chancery Court of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 714 Starlit Rd, Nashville, TN 37205

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 our hands this 5 day of June, 2020

Judy E. Mallory as the sole devisee and sole beneficiary of Dwayne Scott Hallman who died testate on November 16, 2019

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Judy E. Mallory as the sole devisee and sole beneficiary of Dwayne Scott Hallman who died testate on November 16, 2019, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of June, 2020.

Notary Public

My Commission Expires: 11-30-22

(SEAL)

