Karen Johnson Davidson County
Batch# 415392 DEEDWARR
06/16/2020 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200616-0061766

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THIS 5TH DAY OF MAY, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 4, 2022

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6892B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hunter R. Mobley and James B. Hickman		103-02-0-143.00
4487 Post Place, #87		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT J. GAMBLE, EXECUTOR OF THE ESTATE OF SHERRY LEE ESTES

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUNTER R. MOBLEY AND JAMES B. HICKMAN, TRUSTEES OF THE OAK STREET DEVELOPMENT TRUST DATED MAY 7, 2020

HEREINAFTER CALLED THE GRANTEE(S), 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. 25 on the Plan of Map of C.C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the southerly margin of Burgie Street at the Northeast corner of a part of said Lot No. 25 conveyed to James Frank Williams and wife, by Deed from Malcolm L. Mimms and wife, of record in Book 2332, page 345, said Register's Office; thence with the Eastern boundary line of said Williams property South 5 degrees West 79.53 feet to the Northern boundary line of a part of Lot No. 25 conveyed to E.E. Hood, of record in Book 1349, page 198, said Register's Office, said point being the Southeast corner of said Williams property; thence with the Northern boundary line of Hood property and the property conveyed to Dan W. Dreaden and wife, by Deed from Margaret Green Wright, of record in Book 1516, page 523, said Register's Office, South 86 ½ degrees. East 92 feet, more or less, to the Southwest corner of a part of Lot No. 25 conveyed to Kenneth C. Spencer and wife, by deed from Robert L. Mimms and wife, of record in Book 2273, page 529, said Register's Office; thence with the Western boundary line of said Spencer property, Northwardly 922 feet, more or less, to the Southerly margin of said Burgie Street, Spencer's Northwest corner; thence with the Southerly margin of said Burgie Street, South 85 ¾ degrees West 77 feet and North 85 degrees West 15.5 feet, more or less, to the beginning.

Being the same property conveyed to Sherry Lee Estes, her successors and assigns by Quitclaim deed from J.P. Hoffman, Jr., of record in Instrument No. 20000411-0036457 Register's Office for Davidson County, Tennessee, dated February 24, 2000 and recorded on April 11, 2000. Sherry Lee Estes, having died on April 20, 2019, her interest in said property being conveyed by Executor's Deed pursuant to Last Will and Testament of record in Case No. 19P-1940, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5505 Burgess Avenue, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 5th day of June 2020.

The Estate of Sherry Lee Estes

BY: _____
Robert J. Gamble, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert J. Gamble**, Executor of the Estate of Sherry Lee Estes, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Sherry Lee Estes.

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

_____
Notary Public

My Commission Expires: 12-15-2021



MY COMMISSION EXPIRES:
DECEMBER 15, 2021

File #: 20-6892B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Wesley D. Turner, 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, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal

