Karen Johnson Davidson County
Batch# 418864 DEEDWARR
06/18/2020 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20200618-0063926

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
19-2310TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME THIS THE 10th day of June, 2020.

Notary Public
Commission Expiration: 03/07/2023

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
TruCare Transformation 586 Neill Ave. Nashville, TN 37206	**SAME AS NEW OWNER**	082-08-0-031.00

WARRANTY DEED

FOR AND IN 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, **Aretha F. Mayberry and April C. Cofie, Devisees of the Last Will and Testament of Herbert Taylor, and Aretha F. Mayberry, Executrix of the Estate of Herbert Taylor**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TruCare Transformation,** 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:

Property known as 610 Neill Ave., Nashville, TN 37206, County of Davidson

Being Lot No. 84 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and Love-McFerrin Tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 35 feet on the westerly side of Neill, formerly Fite Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Herbert Taylor, by Installment Deed from Pauline Crist, a single person, dated 09/17/1978 and recorded 09/20/1978 in Book 5340, Page 352, Register's Office for Davidson County, Tennessee. The said Herbert Taylor having since died on 01/03/2019, leaving Aretha F. Mayberry and April C. Cofie as the sole owners of the subject property by Last Will and Testament for Herbert Taylor (Probate Docket No. 19P742).

Tax Map and Parcel ID: 082-08-0-031.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 610 Neill Ave., Nashville, TN 37206

LTE File No.: 19-2310TN

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 unemcumbered, 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 10th day of June, 2020.

The Estate of Herbert Taylor

BY: _____
Aretha F. Mayberry, Executrix

BY: _____
Aretha F. Mayberry, Devisee

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Aretha F. Mayberry, Executrix of the Estate of Herbert Taylor and Devisee of the Last Will and Testament of Herbert Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 10th day of June, 2020.

_____
Notary Public at Large
My commission expires: 03/07/2023

LTE File No.: 19-2310TN

Witness my hand this 10th day of June, 2020.

The Estate of Herbert Taylor

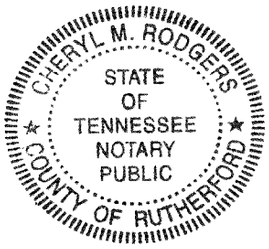
BY: April C Cofie
April C. Cofie, Devisee

State of Tennessee
County of ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **April C. Cofie, Devisee of the Last Will and Testament of Herbert Taylor** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 10th day of June, 2020.

Cheryl M Rodgers
Notary Public at Large
My commission expires: 11-20-2023



LTE File No.: 19-2310TN

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

