WARRANTY DEED

Karen Johnson Davidson County
Batch# 421291 DEEDWARR
06/19/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20200619-0065634

File No. AT0006898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes, LLC	American Homes, LLC	
(NAME)	(NAME)	
1124 Sharpe Ave.	637 Nevins Place	083-01-0-355.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Nolensville, TN 37135	
(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, I, **LeAllyne Steele, as devisee under the Last Will & Testament of Louise Mertens Coursey and as Executor of the Estate of Louise Mertens Coursey,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American Homes LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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. 19 on the Plan of J. B. Hancock's East End Subdivision, of record in Plat Book 57, Page 133, Register's Office Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the southerly side of Sharpe Avenue and runs back 141.19 feet on the westerly line and 140.1 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Lloyd T. Coursey and wife, Sylvia M. Coursey by Installment Deed from Roy R. Hornbuckle and wife, Jewell Hornbuckle, of record in Book 3771, Page 38, Register's Office for Davidson County, Tennessee, dated June 29, 1964 and recorded on June 30, 1964. The said Lloyd T. Coursey having since died.

Being the same property conveyed to Louise Mertens Coursey by Quitclaim Deed to create a tenancy in fee simple from Sylvia M. Coursey and Trina R. Scarpetti, Trustee, of record in Book 5765, Page 502, Register's Office for Davidson County, Tennessee, dated July 2, 1981 and recorded on July 2, 1981. The said Louise Mertens Coursey aka Louise M. Coursey having since died testate on August 4, 2019, and her Last Will & Testament having been admitted for Probate under Docket No. 19P1954 in the Seventh Circuit Court for Davidson County, Tennessee, thereby vesting ownership into her devisee: LeAllyn Steele.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1124 Sharpe Ave., Nashville, TN 37206

(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.

unimproved ☐
This is improved ☒ property, known as 1124 Sharpe Ave., Nashville, TN 37206

(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 17th day of June, 2020.

Estate of Louise Mertens Coursey

By: LeAllyn Steele, Executor

LeAllyn Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named LeAllyn Steele, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of June, 2020.

Notary Public

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named LeAllyn Steele, Executor of the Estate of Louise Mertens Coursey, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of the Estate of Louise Mertens Coursey for the purposes therein contained.

Witness my hand this 17th day of June, 2020.

Notary Public

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner