WARRANTY DEED

Karen Johnson Davidson County
Batch# 423335 DEEDWARR
06/23/2020 08:07:00 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200623-0067147

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 1, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B-WRE-20-1805

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kent Basile	**New owner**	
(NAME)	(NAME)	
1032 Scovel St.		**094-02-0-131.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ROBBEN S. TWYNHAM AND JERRY LEE CLEVELAND AND RONALD EDWARD CLEVELAND AND BOBBY LEE CLEVELAND AND GARY JOE CLEVELAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENT BASILE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Resubdivision of Lots 50, 51 and 52 of Electric Car Co. Subdivision of record in Plat Book 5190, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Jane Hopkins by Warranty deed from Frank E. Wade and wife, Mary E. Wade of record in Book 10053, page 908, Register's Office for Davidson County, Tennessee, dated May 17, 1996 and recorded on May 17, 1996.

Being the same property conveyed to Robert E. Cleveland and Mary Jane Cleveland, as joint tenants in common by Quitclaim deed from Mary Jane Hopkins of record in Book 10783, page 618, Register's Office for Davidson County, Tennessee, dated January 20, 1998 and recorded on January 21, 1998. Robert E. Cleveland having since died intestate on January 20, 1999.

Agreed Order of record in Instrument No. 20190226-0017464, Register's Office for Davidson County, Tennessee, vesting the property as follows to Mary Jane Cleveland, as to an undivided one half interest and Robben S. Twynham, Jerry Lee Cleveland, Ronald Edward Cleveland and Bobby Lee Cleveland, as tenants in common but without right of survivorship, as to an undivided one half interest.

Said Mary Jane Cleveland having since died on October 10, 2019 and bequeathed the subject property to Gary Lee Cleveland by Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-2098.

Said property is not and has never been the primary marital residence for the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1805 Electric Avenue, Nashville, Tennessee 37206-2128**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF JUNE, 2020.

Robben S. Twynham

Jerry Lee Cleveland by Robben S. Twynham, Attorney in Fact

Ronald Edward Cleveland

Bobby Lee Cleveland

Gary Joe Cleveland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBBEN S. TWYNHAM, RONALD EDWARD CLEVELAND, BOBBY LEE CLEVELAND, AND GARY JOE CLEVELAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBBEN S. TWYNHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JERRY LEE CLEVELAND and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY LEE CLEVELAND,

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212