RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013756

Karen Johnson Davidson County
Batch# 426608 DEEDWARR
06/26/2020 09:50:30 AM 6 pgs
Fees: $33.00 Taxes: $421.80
20200626-0069242

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2020.

NOTARY PUBLIC

My commission expires: 11/16/2022

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Fineman<br>415 Church Street, #1413<br>Nashville, TN 37219 | Same address as new owner | 070-04-0-142.01 |

FOR AND IN CONSIDERATION of the sum of One Hundred Fourteen Thousand and 00/100 Dollars ($114,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **PATRICE KUYKINDOLL, TONY BROWN, FREDDIE BROWN, KAMEISHA BROWN AND MARZELL BROWN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES FINEMAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 46 and the northerly 50 feet of Lot No. 47 on the Plan of Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for Davidson County, Tennessee, and being described according to a survey by John M. Sullivan, Civil Engineer, on October 18, 1956 as follows:

Said parts of Lots No. 46 and 47 adjoin and front together 100 feet on the easterly side of Ilolo Street, and run back between lines 200 feet, more or less, on the southerly line and 265 feet on the northerly line to a line at the rear on which it measures 110 feet, more or less.

Being the same property conveyed to Thatia Brown and Precious Paul Brown from Edith R. Howse Wright by Installment Deed dated September 9, 1960, and recorded April 22, 1963 in Book 3534, page 534, Register's Office for Davidson County, Tennessee. The said Precious Paul Brown having since predeceased Thatia Brown, thereby vesting title in Thatia Brown, as surviving tenant by the entirety. The said Thatia Brown having died intestate January 26, 2016 with no surviving spouse, leaving Patrice Kuykindoll, Tony Brown, Freddie Brown, Kamiesha Brown and Marzell Brown as her only heirs-at-law as shown by those

Affidavits of Heirship of record in Instrument #20191202-0123514 and in Instrument No. 202006260069241 _____, said Register's Office.

The address of the herein described property is believed to be 2313 Iiolo Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 161, page 94; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

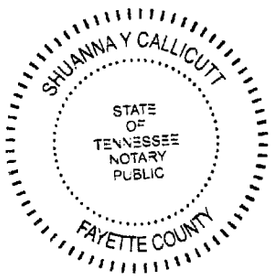
WITNESS OUR HANDS, this the 18th day of June, 2020.

Patrice Kuykendall
**PATRICE KUYKINDOLL**

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public, Patrice Kuykindoll, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of June, 2020.




Shuanna Y. Callicutt
Notary Public

Shuanna Y. Callicutt
Printed Notary Name

My commission expires: 01-31-2024

FREDDIE BROWN

STATE OF TEXAS
COUNTY OF Rockwall

Personally appeared before me, a Notary Public, Freddie Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of June, 2020.

LAWANA BANKS
Notary Public, State of Texas
Comm. Expires 12-05-2020
Notary ID 664352-7

Notary Public

Lawana Banks
Printed Notary Name

My commission expires: 12/05/2020

**TONY BROWN**

**~~KAMIESHA~~ BROWN**
KB KAMEISHA

**MARZELL BROWN**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

KW KB

Personally appeared before me, a Notary Public, Tony Brown, Kamiesha Brown and Marzell Brown, 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 seal, this the 18th day of June, 2020.




Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022