PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

This Instrument Prepared By:
ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Andrew B. Harris 1409 Station Four Lane Old Hickory, TN 37138	New Owner	069 02 0 100.00

Karen Johnson Davidson County
Batch# 428087 DEEDWARR
06/29/2020 12:30:12 PM 2 pgs
Fees: $13.00 Taxes: $722.00
20200629-0070125

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Alice Bernice Arceneaux,	)	**BK No. 19-01212-RM3-7**
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Alice Bernice Arceneaux, hereby bargain, sell, and convey to Andrew B. Harris, a single man, all of my interest in the following-described property located in the Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Robert Mallory Subdivision of record in Plat Book 6200, Page 45, 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 Raymond Arceneaux, unmarried, by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20090702-0061794 Register's Office for Davidson County, Tennessee dated June 26, 2009 and recorded on July 02, 2009.
>
> Being the same property further conveyed to Raymond Arceneaux, Riley Arceneaux, and Alice Arceneaux, as joint tenants with right of survivorship, by Quitclaim Deed from Raymond Arceneaux of record in Instrument No. 20091030-0100347 Register's Office for Davidson County, Tennessee dated October 28, 2009 and recorded on October 30, 2009.
>
> Being the same property further conveyed to Riley Arceneaux and Alice Arceneaux, as joint tenants with right of survivorship, by Quitclaim Deed from Raymond Arceneaux of record in Instrument No. 20100430-0033134 Register's Office for Davidson County, Tennessee dated April 28, 2010 and recorded on April 30, 2010.
>
> Alice Bernice Arceneaux filed a chapter 11 bankruptcy petition, docket number 3:19-bk-01212, on February 28, 2019. Such case was converted to chapter 7 on August 14, 2019. Upon conversion, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.
>
> Pursuant to Order for Bankruptcy Trustee to Sell Jointly Held Real Property entered in the case of *Riley Earl Arceneaux v. Alice Bernice Arceneaux*, Docket 18D-909, pending before the Third Circuit Court for Davidson County, Tennessee and Order Authorizing Sale of Real Property entered May 13, 2020 (Docket Entry 129 in Case 3:19-bk-01212), Erica R. Johnson, Trustee is also authorized to sell the interest of Riley Arceneaux in said property.

Riley Earl Arceneaux and Riley Arceneaux are one of the same.

Alice Bernice Arceneaux and Alice Arceneaux are one of the same.

This is improved property known 4332 Ashland City Highway, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Andrew Harris, his successors and assigns forever. Grantor conveys said property pursuant to Motion to Sell (Docket Entry 135 in Case 3:19-bk-01212), sent to all creditors and parties in interest on May 26, 2020, and Order Authorizing Sale entered by the Court on June 19, 2020 (Docket Entry 140 in Case 3:19-bk-01212).

Whenever 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 26 day of June, 2020.

Erica R Johnson Trustee
Erica R. Johnson, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica R. Johnson, Trustee, the within-named bargainor, 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 official seal at Brentwood, Tennessee, this 26 day of June, 2020.

Kim Murray
Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $195,000.00.

Erica R Johnson Trustee
Affiant

Subscribed and sworn to before me this 26 day of June, 2020.

Kim Murray
Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY