Karen Johnson Davidson County
Batch# 433605 DEEDWARR
07/09/2020 10:33:48 AM 6 pgs
Fees: $33.00 Taxes: $92.50
20200709-0074531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Yvonne Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF July, 2020.

Brandy Gomez
NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Connie Cantrell, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Terlizzi-Keefe 1311 Bessie Ave. Nashville, TN 37207	John Terlizzi-Keefe 1311 Bessie Ave. Nashville, TN 37207	071-10-0-082.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WALTER E. KENDRICK, SR., ELLA K. DOWDELL, MESHELDA A. THOMPSON, JASON KENDRICK, DAVID M. KENDRICK, MICHAEL E. KENDRICK, VERONICA H. EDWARDS AND KAWANA INMON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN TERLIZZI-KEEFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, Block "F", as shown on the map entitled J. B. Haynie's Cumberland-Heights Addition, of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JAMES E. KENDRICK AND WIFE, ANNIE E. KENDRICK, by deed from THEO W. ECKHARDT, UNMARRIED, of record in Book 2244, Page 370, dated January 6, 1954, said Register's Office. ANNIE E. KENDRICK having since died on or about November 5, 1965, leaving JAMES E. KENDRICK as surviving tenant by the entirety. JAMES E. KENDRICK having since died testate on or about June

12, 1982. Pursuant to the Last Will and Testament of JAMES ERNEST KENDRICKS of record in Instrument No. 20010705-0071732, said Register's Office, said property was devised to his children WILLIAM L. KENDRICK, WALTER E. KENDRICK, ELLA K. DOWDELL and the children of his deceased child JAMES. E. KENDRICK, JR., namely VERONICA KENDRICK, BRIDGETT KENDRICK, MICHAEL KENDRICK AND DAVID KENDRICK. WILLIAM L. KENDRICK having since died intestate on or about December 23, 2015, survived by his heirs, MESHELDA A. THOMPSON AND JASON HENDRICK, as evidenced by the Affidavit of Heirship of Record at Instrument No. 20180108-0002122, said Register's Office. BRIDGETT KENDRICK having since died intestate on or about November 7, 2008, survived by her sole heir, KAWANA L. INMON, as evidenced by the Affidavit of Heirship of Record at Instrument No. 20180108-0002122, said Register's Office.

This unimproved property is known as 1313 Bessie Avenue, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8 day of July, 2020.

INTENTIONALLY LEFT BLANK

Walter E. Kendrick Sr.

Walter E. Kendrick Sr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Walter E. Kendrick Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Ella K. Dowdell

Ella K. Dowdell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ella K. Dowdell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Meshelda A. Thompson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Meshelda A. Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020.

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

Jason Kendrick

State of Tennessee
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason Kendrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020.

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

David M. Kendrick
David M. Kendrick

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David M. Kendrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Michael E. Kendrick

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael E. Kendrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Veronica H. Edwards

Veronica H. Edwards

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Veronica H. Edwards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Kawana Inmon

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kawana Inmon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021