Karen Johnson Davidson County
Batch# 435484 DEEDWARR
07/10/2020 01:53:34 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20200710-0075612

WARRANTY DEED

Big Green Tractor -H20269

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF July, 2020.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Big Green Tractor 1818, LLC	NEW OWNERS	081.07-0-409.00
4601 Dakota Avenue		
Nashville, TN 37209		

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, I/we, ELAINE N. FERRELL AND VICTOR D. NOLAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BIG GREEN TRACTOR 1818, LLC, hereinafter called the Grantee(s), their heirs 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. 8 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard Property as of record at Book 161, Page 174, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the easterly side of Cephas Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Frankie Sherrell by deed from Willie Sherrell of record in Book 6058, Page 445, recorded on 05/18/1983, Register's Office for Davidson County, Tennessee.

Frankie Sherrell having died on 12/28/2007 leaving Elaine N. Ferrell and Victor D. Nolan, as sole Heirs.

Affidavit of Heirship of record in Inst # 20200710-0075610, recorded 7.10.2020, Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of record in Inst # 20200710-0075611, recorded 7.10.2020, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 1818 Cephas Street, Nashville, Tennessee 37208 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 8th day of July, 2020 :

Elaine N. Ferrell

Victor D. Nolan by Elaine N. Ferrell POA
Victor D. Nolan by Elaine N. Ferrell, POA

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Troy Williams, a Notary Public in and for said County and State, the within named ELAINE N. FERRELL, the bargainor(s), 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 Sumner County, Tennessee, this 8th day of July, 2020.

Notary Public

My Commission Expires: 07/21/2020

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Elaine N. Ferrell, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Victor D. Nolan, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Victor D. Nolan for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 8th day of July, 2020.

My Commission Expires:

Notary Public

07/21/2020