Karen Johnson Davidson County
Batch# 444981 DEEDWARR
07/28/2020 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $466.20
20200728-0082876

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July 2020.

Notary Public

My commission expires: 9/7/24

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eboni N. Smith	**REGIONS BANK**	**08115000600**
1501 23rd Avenue North	2050 Parkway Office Circle. RCN 6	
Nashville, TN 37208	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carla D. Foster, Michael B. Mays, Christopher P. Mays, Gary W. Mays, and Leonard G. Mays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eboni N. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 70 on the Revised Plan of Fisk Park, as of record in Plat Book 2331, Page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edgar P. Mays, unmarried, by Warranty Deed from Jon E. Stark, unmarried, dated January 14, 1999, of record in Book 11299, Page 660, Register's Office for Davidson County, Tennessee. Edgar P. Mays aka Edgar Paul Mays died intestate on December 8, 2000, leaving Carla D. Foster, Michael B. Mays, Christopher P. Mays, Gary W. Mays, and Leonard G. Mays as his sole heirs at law: reference made to Affidavits of Heirship of record in Instrument No. 20160316-0024916 and Instrument No. 20160706-0069284, Register's Office of Davidson County, Tennessee. Further reference made to The Estate of Edgar Paul Mays, Docket No. 00P-1831, Seventh Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1501 23rd Avenue North, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 in 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 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.

Carla D. Foster Date: 7/23/2025
Carla D. Foster

Michael B. Mays Date: 7/23/2025
Michael B. Mays

Christopher P. Mays Date: 7/23/2025
Christopher P. Mays

_____ Date: _____
Gary W. Mays

Leonard G. Mays Date: 7/23/2025
Leonard G. Mays

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carla D. Foster, Michael B. Mays, Christopher P. Mays, ~~Gary W. Mays,~~ and Leonard G. Mays, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July 2025, _____.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1501 23rd Avenue North, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 in 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 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.

_____ **Date:**_____
Carla D. Foster

_____ **Date:**_____
Michael B. Mays

_____ **Date:** _____
Christopher P. Mays

X Gary W Mays **Date:** 7/23/2020
Gary W. Mays

_____ **Date:**_____
Leonard G. Mays

STATE OF GA

COUNTY OF Douglas

Personally appeared before me, a Notary Public of said County and State, ~~Carla D. Foster, Michael B. Mays, Christopher P. Mays~~, Gary W. Mays, ~~and Leonard G. Mays,~~ the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 1/24/23

SHAVETTE BROWN NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 24, 2023

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

