Karen Johnson Davidson County
Batch# 450892 DEEDWARR
08/05/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200805-0086811

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cruzen Street Partners	New Owner	071-15-0-490.00
2305 Cruzen Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISHA L. JORDAN, PAMELA J. JORDAN, CHRISTOPHER L. JORDAN, EARL JORDAN AND DENISE JOHNSON, HEIRS OF THE ESTATE OF JOHNNIE L. PRINGLE, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRUZEN STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: FEN

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 81 and 82 of Plan of Benedict Land Company's Subdivision, of the Lindsley Tract of record in Plat Book 4470, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 1, which is a corner lot, fronts 35.33 feet on the Southerly margin of Douglas Avenue and fronts 106.48 feet on the Easterly margin of North 2nd Street, said frontages being joined by a curve having a length of 39.29 feet, and extends back 126.49 feet on the Easterly line and 60.35 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Johnnie M. Pringle by Warranty deed from Nile E. Yearwood of record in Book 4574, page 336, Register's Office for Davidson County, Tennessee, dated February 04, 1972 and recorded on February 04, 1972. The said Johnnie M. Pringle having since died intestate on June 19, 2019.

Lisha L. Jordan having been appointed her personal representative. The Estate was deemed insolvent and her real property to be sold pursuant to the Order for Approval to Sell Real Property and Clarify Beneficiaries of Decedent's Estate dated December 12, 2019 and filed under Docket No. 19P1872 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 200 Douglas Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2020.

The Estate of Johnnie L. Pringle

By: _____
Lisha L. Jordan

By: _____
Pamela J. Jordan

By: _____
Christopher L. Jordan

By: _____
Earl Jordan

By: _____
Denise Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisha L. Jordan, Pamela J. Jordan, Christopher L. Jordan, Earl Jordan and Denise Johnson,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Heirs of The Estate of Johnnie L. Pringle, Deceased, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2020.

DREW T. HANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

_____
Notary Public

My Commission Expires: 5/3/21

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022