This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $530,000.00.

Affiant

Subscribed and sworn before me this the 30th day of July, 2020.

Notary Public
My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 459238 DEEDWARR
08/18/2020 11:58:58 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20200818-0092729

WARRANTY DEED

Address of New Owner:
Kate Jane Brown
5320 Kentucky Avenue
Nashville, TN 37209

Send Tax Bill to:

NEW OWNER

Tax Information:
091-07-0 204.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VICTORIA L. ROSEMAN, JULIA R. ROSEMAN NORFLEET, INDIVIDUALLY AND AS TRUSTEE OF ANY TRUST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF GWENTHIAN J. HEWITT, AND LYDIA E. ROSEMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATE JANE BROWN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1223 of Block 185, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gwenthian J. Hewitt by deed from Blackacre Associates, LLC, a Tennessee Limited Liability Company, dated 03/27/2015, of record in Instrument No. 20150331-0027845, said Register's Office. The said Gwenthian J. Hewitt died 03/11/2020. Upon her death, her interest in the subject property having passed to her heirs at law, her children, Victoria L. Roseman, Julia R. Roseman Norfleet and Lydia E. Roseman. See Heirship Affidavit of record in Instrument No. 20200603-0056855, Register's Office for said County and Heirship Affidavit of record in Instrument 20200818-0092727 Register's Office for said County. Gwenthian J. Hewitt having left a will but said will has not been probated. Last Will and Testament of Gwenthian J. Hewitt bequeathed property to her children in equal shares and established a trust for the benefit of Lydia Elizabeth Roseman. Julia R. Roseman Norfleet and Amy Smith named as Co-Trustees of all Trusts created under the Last Will and Testament of Gwenthian J. Hewitt. Amy Smith having signed a Declination to Serve as Trustee leaving Julia R. Roseman Norfleet as the sole Trustee of any Trusts established under the Last Will and Testament of Gwenthian J. Hewitt.

Subject property was not marital residence of Grantors.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5320 Kentucky Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30 day of July, 2020.

Victoria L. Roseman by Julia R. Roseman Norfleet as Attorney-in-Fact

Victoria L. Roseman
BY: Julia R. Roseman Norfleet as Attorney-in-Fact

Julia R. Roseman Norfleet

Julia R. Roseman Norfleet, Trustee of any Trust Created in the name of Gwenthian J. Hewitt

Lydia E. Roseman by Julia R. Roseman Norfleet as Attorney-in-Fact

Lydia E. Roseman
BY: Julia R. Roseman Norfleet as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of July, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Julia R. Roseman Norfleet with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victoria L. Roseman by Specific POWER OF ATTORNEY dated July 27, 2020, and who acknowledged that he executed the same as the free act and deed of Victoria L. Roseman.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of July, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Julia R. Roseman Norfleet with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lydia E. Roseman by Specific POWER OF ATTORNEY dated July 29, 2020, and who acknowledged that he executed the same as the free act and deed of Lydia E. Roseman.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Julia R. Roseman Norfleet, the bargainor(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, and who swore to the statements made above and subscribed their names above.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Julia R. Roseman Norfleet, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, any Trust created in the name of Gwenthian J. Hewitt, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Julia R. Roseman Norfleet as such TRUSTEE.

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

My commission expires: 9/18/22

Notary Public

