WARRANTY DEED

Karen Johnson Davidson County
Batch# 460575 DEEDWARR
08/20/2020 10:44:41 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200820-0093969

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

O-C-20-2917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant AW

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas F Llera and Cora B LLera	NEW OWNER	
(NAME)	(NAME)	
2917 McGavock Pike		**073-12-0-004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **EFFIE JEANETTE CONNELL, EXECUTOR OF THE ESTATE OF WILMA C. WILKERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS F LLERA AND CORA B LLERA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 269 on the Plan of Section Four, Addition One, Sunset View of record in Plat Book 2854, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wilma C. Wilkerson by Warranty deed from John W. Johnson et ux Donna Sue Johnson of record in Book 5130, page 387, Register's Office for Davidson County, Tennessee, dated April 01, 1977 and recorded on April 01, 1977. The said Wilma C. Wilkerson having since died on or about March 13, 2020, and Effie Jeanette Connell having been named her Executor under her Last Will and Testmanet. Letters Testamentary having been issued to the said Effie Jeanette Connell on June 11, 2020, Case No. 20P880, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2752, Page 594, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sewer and Drainage Easement of record in Book 6640, Page 779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2917 McGavock Pike, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 appl cable to all genders.

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2020.

Effie Jeanette Connell, Executor of The Estate of Wilma C. Wilkerson

BY: Effie Jeanette Connell
Effie Jeanette Connell
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Effie Jeanette Connell, Executor of The Estate of Wilma C. Wilkerson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of August, 2020.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212