Name and Address of New Owner:
Santez Boykins and Nicole Dansby
1308 Rock Creek Trace
Whites Creek, TN 37189
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 461891 DEEDWARR
08/21/2020 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20200821-0094759

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 059-05-0-063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Annie Dansby, Denise Mallone, Laura Huddleston, Brenda Bryant and Ronald Brooks, Jr., Heirs of the Hattie Brady Estate**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sanchez Boykins and Nicole Dansby, as tenants in common with full rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Ames Drive, common corners of Lots 65 and 66; thence with line between said lots, southwestwardly 104.6 feet to a monument at the far corner of Lot Nos. 65, 66 and 67; thence with the line between Lots Nos. 66 and 67, westwardly 89.8 feet to a point in the easterly margin of Meadow Bill Drive; thence with the margin of same, northeastwardly 115.56 feet to a monument at the beginning of a curve to the right, having a radius of 25 feet; thence around said curve northeastwardly 39.27 feet to a monument in the southwest margin of Ames Drive; thence with the margin of same, southeastwardly 90.0 feet to the point of beginning.

Being the same property conveyed to Hattie Brady by Warranty Deed from Imperial Corporation, a Tennessee Corporation dated January 25th 1971 and recorded January 25th 1971 of record in Book 4476, Page 13 in the Register's Office for Davidson County, Tennessee. Hattie Brady died intestate on March 30, 2019 leaving Annie Dansby, Denise Mallone, Laura Huddleston, Brenda Bryant and Ronald Brooks, Jr. as her heirs at law. For further reference see Affidavit of Heirship filed of record in Instrument No. 202008210094758 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4129 Ames Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2020.

The Hattie Brady Estate

By: _____ (SEAL)
Annie Dansby, Heir

By: _____ (SEAL)
Denise Mallone, Heir

By: _____ (SEAL)
Laura Huddleston, Heir

By: _____ (SEAL)
Brenda Bryant, Heir

By: _____ (SEAL)
Ronald Brooks, Jr., Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2020, before me personally appeared Annie Dansby, Denise Mallone, Laura Huddleston, Brenda Bryant, and Ronald Brooks, Jr., Heirs of Hattie Brady Estate, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2020.

_____
Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of August, 2020.

Notary Public
My commission expires: 11.8.2021
File No. 20-1047



True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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