Karen Johnson Davidson County
Batch# 463464 DEEDWARR
08/25/2020 03:50:30 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20200825-0096355

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$540,000.00** (Five Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of August, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) COUNTY OF DAVIDSON

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Robert Hudson<br>~~902 Knox Avenue~~ 2208 White Ave<br>Nashville, TN 37204 | **SAME AS NEW OWNER** | 11801036000 |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **VICTORIA JENKINS, CO-EXECUTRIX AND CARMEN TUCKER, CO-EXECUTRIX OF THE ESTATE OF VERGIE MAE LEWIS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT HUDSON, A MARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**Being Lot No. 23 on the Map of W.D. Gale's Kirkwood Addition, as of record in Book 332, page 76.**

**Said Lot No. 23 fronts 50 feet on the northerly side of Knox Avenue, and runs back between parallel lines, 170 feet to an alley.**

**Being the same property conveyed to John H. Lewis and wife, Vergie M. Lewis by deed from Georgie Vera Beck, a widow, of record in Book 4005, page 241 dated April 4, 1966 and recorded April 12, 1966, Register's Office for Davidson County, Tennessee. The said John H. Lewis having since died October 12, 1996, leaving Vergie M. Lewis as surviving tenant by the entirety upon his death. The said Vergie M. Lewis a/k/a Vergie Mae Lewis having since died April 29, 2020, testate, and by her Last Will and Testament filed as Docket No. 20P-1092 in the Seventh Circuit for Davidson County, Tennessee, Probate Division, appointed her daughters, Victoria Jenkins and Carmen Tucker, Co-Executrixes of her estate with full power and authority to sell, transfer and convey the subject property.**

**Being also known as 902 Knox Avenue, Nashville, Tennessee 37204**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**902 KNOX AVENUE**<br>**NASHVILLE, TN 37204** |
|---|---|---|

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

LTSR Number: GTE File: 2020075736

**WITNESS,** this 25th day of August, 2020

**ESTATE OF VERGIE MAE LEWIS**

**By: Victoria Jenkins, Co-Executrix**

**By: Carmen Tucker, Co-Executrix**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 25th day of August, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Victoria Jenkins and Carmen Tucker** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Co-Executrixes of the **Estate of Vergie Mae Lewis**, and in their capacity as such Co-Executrixes, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of August, 2020.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

I, Venikka Branch, 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

Certificate of Authenticity

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

LTSR Number:

GTE File: 2020075736

202008250096355