Karen Johnson Davidson County
Batch# 468948 DEEDWARR
09/02/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20200902-0100078

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Elizabeth Thomas	CapStar Bank	104 11 253.00
(NAME)	(NAME)	
706 Centerpoint Lane	2002 Richard Jones Rd. Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, I, **Teddi L. Spooner, Successor Trustee of The Stephen W. Curley Revocable Trust dated April 13, 2011** (erroneously conveyed as Steven W, Curley Revocable Trust dated April 13, 2011 in prior deed), hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Elizabeth Thomas, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 59 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for said County.

Said Lot No. 59 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines, 215 feet to an alley.

Being the same property conveyed to Joseph Anthony Curley and wife, Carolyn T. Curley by Deed from Laurence Herman Meek and wife, Clara P. Meek, dated 07/31/1953 and recorded 08/06/1953 of record in Book 2155, Page 571, Register's Office for Davidson County, Tennessee. The said Joseph Anthony Curley died on 02/15/2001, leaving the said Carolyn T. Curley the sole surviving tenant by the entirety. The said Carolyn Tipton Curley died testate on 10/15/2002, devising subject property to Stephen Wendell Curley, as evidenced in File No. 03P331; property being further conveyed to M. Allison Thompson, Trustee by Quitclaim Deed from Stephen Wendell Curley and the same property conveyed to Stephen Wendell Curley, Trustee of the Steven W. Curley Revocable Trust dated April 13, 2011 by Quitclaim Deed from M. Allison Thompson, Trustee, dated 04/13/2011 and recorded 04/14/2011 of record in Instrument 201104140028733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2507 Barton Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 31st day of August, 2020.

Stephen W. Curley Revocable Trust dated April 13, 2011

By: Teddi L Spooner Successor Trustee Date: 8-31-2020
Teddi L. Spooner, SuccessorTrustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teddi L. Spooner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Successor Trustee of The Stephen W. Curley Revocable Trust dated April 13, 2011, the bargainor, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2020.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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