Karen Johnson Davidson County
Batch# 478598 DEEDWARR
09/18/2020 01:08:47 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20200918-0107271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
AAF Investments, LLC, a Tennessee limited liability company	NEW OWNER	Map: 07115007000
(NAME) 217 Eastmoreland Street	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS BROWN AND EVALINE DENNIS, AND HEIRS OF THE ESTATE OF WILLIAM DENNIS, AND JACQUELINE DERRICKSON, GWENDOLYN LAIRD, JAMES WINSTON WOODARD, JR. AND TYUS BATTLE, HEIRS OF THE ESTATE OF VERNON WOODARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 46, on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, said Register's Office.

Said Lot No. 46 fronts 50 feet on the northerly side of Eastmoreland Street and runs back between parallel lines 140 feet, more or less to an alley.

Being the same property conveyed to William Dennis, Vernon Woodard & Thomas Brown, by deed of record in Book 8765, Page 959, Register's Office for Davidson County, Tennessee. The said Vernon Woodard died intestate on October 18, 2004 leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument No. 20200918-0107264, Instrument No. 20200918-0107265, Instrument No. 20200918-0107266, and Instrument No. 20200918-0107267, said Register's Office. The said William Dennis died intestate on March 16, 2017 leaving as Sole Heirs Evaline Dennis, Tracy Dennis, Arnesto Dennis, William C. Dennis, and Evelyn Dobbins. See also Affidavit of Heirship of record in Instrument No. 20200918-0107268, Instrument No. 20200918-0107269, said Register's Office. See also, Probate No. 17P-675 of record in Probate Court of Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20200918-0107270, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 170, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 217 Eastmoreland Street, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 applicable to all genders.

Witness our hands this 4th day of September, 2020.

Evaline Dennis

Thomas Brown

Jacqueline Derrickson

Gwendolyn Laird

James Winston Woodard, Jr.

Tyus Battle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evaline Dennis, Thomas Brown, Jacqueline Derrickson, Gwendolyn Laird, James Winston Woodard, Jr., and Tyus Battle, 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.

Witness my hand and official seal this, 4th day of September, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.