Box 14
33766-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 497794 DEEDWARR
10/19/2020 09:04:37 AM 2 pgs
Fees: $13.00 Taxes: $1,652.05

20201019-0121107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF OCTOBER, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FTS Investments, LLC	"New Owner"	105-09-0-318.00
(NAME)	(NAME)	
829 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sherrill Annette Hendricks Scoby, Beverly Faye Hendricks Burnett, Reginald Wayne Hendricks, Tonya Yvette Hendricks Curry, Pamela Delores Hendricks Ward, as devisees under the Last Will and Testament of John Wesley Hendricks and Delores V. Hendricks, as heir-at-law of Alan Raynard Hendricks, who was previously a devisee under the Last Will and Testament of John Wesley Hendricks,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FTS Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the plan of Edgehill Estates, Section 39, as of record in Book 4350, Page 182, Register's Office for said County. Beginning at a monument in the southerly margin of West Grove Avenue; thence with the margin of the same, South 83 degrees 51 minutes East, 78.62 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 32.71 feet to an iron pin in the westerly margin of 10th Avenue South; thence with the same, South 9 degrees 52 minutes West, 53.67 feet to a monument; thence leaving said Avenue, North 81 degrees 33 minutes West 99.77 feet to an iron pin; thence North 9 degrees 52 minutes East, 70.99 feet to the point of beginning.

Being all of the same property conveyed to John W. Hendricks and wife, Delores M. Hendricks by Deed dated March 2, 1972, from Cumberland Builders, Inc., of record in Book 4581 Page 91, Register's Office for Davidson County, Tennessee. The said parties having since divorced. The said property was further divested out of Delores Viola Hendricks and vested in John W. Hendricks, Sr., by the Final Divorce Decree, dated September 12, 1978, of record in the Third Circuit Court of Davidson County, Tennessee and of record in Book 11353 Page 142 and Instrument No. 20030911-0133150, Register's Office for Davidson County, Tennessee. The said John W. Hendricks, Sr., having since died on July 27, 2003. The said property was further devised to Sherrill Annette Hendricks Scoby, Beverly Faye Hendricks Burnett, Reginald Wayne Hendricks, Tonya Yvette Hendricks Curry, Alan Renaldo Hendricks, and Pamela Delores Hendricks Ward by the Last Will and Testament of John Wesley Hendricks of record in Docket No. 03P-1322, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division and further see Affidavit of Inheritance of Real Estate of record in Instrument No. 20031009-0150233, Register's Office for Davidson County, Tennessee. The said Alan Renaldo Hendricks aka Alan Raynard Hendricks has since died intestate on July 28, 2015, without a spouse or issue and his surviving heir-at-law is his mother, Delores V. Hendricks pursuant to an Affidavit of Heirship of record in Instrument No. 20201019-0121100, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1901 10th Avenue South, Nashville, TN 37203

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 16th day of October, 2020.

Sherrill Annette Hendricks Scoby

Sherrill Annette Hendricks Scoby

Beverly Faye Hendricks Burnett

Beverly Faye Hendricks Burnett

Reginald Wayne Hendricks

Tonya Yvette Hendricks Curry

Tonya Yvette Hendricks Curry

Pamela Delores Hendricks Ward

Pamela Delores Hendricks Ward

Delores V. Hendricks

Delores V. Hendricks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sherrill Annette Hendricks Scoby, Beverly Faye Hendricks Burnett, Reginald Wayne Hendricks, Tonya Yvette Hendricks Curry, Delores V. Hendricks, and Pamela Delores Hendricks Ward** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of October, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021