WARRANTY DEED

Karen Johnson Davidson County
Batch# 498517 DEEDWARR
10/19/2020 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,198.80
20201019-0121548

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AGL-20-1507 Red

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ken Hamilton	Same as owner	Parcel ID: 08112028500
(NAME)	(NAME)	
~~1507 10th Avenue North~~ 864 Kirkwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37208~~ 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Glenn Warrick, unmarried, and Pamela Kay Elliott**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ken Hamilton, married**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 254 on the Plan of McGavock's Town North Nashville, as shown on plat of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 254 fronts 50 feet on the westerly margin of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Gladys Delk Warrick, as to a Life Estate, and Pamela Kay Elliott and John Glenn Warrick, as Join Tenants with Rights of Survivorship, by QuitClaim Deed from Gladys Delk Warrick and Robert J. Turner, Trustee, by deed dated December 6, 2000, filed of record on March 6, 2002, of record in Instrument No. 20020306-0027851, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Henry C. Delk and wife, Gladys Delk, by Warranty Deed from Pearlie

Mai Patton, a widow, by deed dated September 13, 1967, filed of record on September 13, 1967, of record in Book 4170, Page 537, Register's Office for Davidson County, Tennessee.

Henry C. Delk died on or about May 6 1981, leaving Gladys Delk as Surviving Tenant By the Entirety.

Gladys Delk died or about November 4, 2001, thus extinguishing her Life Estate interest in and to said property.

Johnny Glenn Warrick and John Glenn Warrick are one and the same person.

Michael R. Elliott, spouse of Pamela Kay Elliott, joins in this conveyance to convey any marital interst he may have in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1507 10th Avenue North, Nashville, TN 37208

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

John Glenn Warrick

John Glenn Warrick

Pamela Kay Elliott

Pamela Kay Elliott

Michael R. Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Matthew C. Pietsch, a Notary Public in and for said County and State aforesaid, do certify that John Glenn Warrick and Pamela Kay Elliott and Michael R. Elliott, whose name is signed to the writing above, bearing date on the16th of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of John Glenn Warrick and Pamela Kay Elliott and Michael R. Elliott.

Given under my hand this the 16th day of October, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

