Karen Johnson Davidson County
Batch# 502937 DEEDWARR
10/29/2020 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $910.20
20201029-0125492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2020090213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Biddle Enterprise, Inc.	Biddle Enterprise, Inc.	
(NAME)	(NAME)	
3521 S Mt Juliet Rd	Same	071-16-0-087.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SIX THOUSAND AND NO/100 Dollars ($246,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA MAYS STUART AND THE ESTATE OF ELCO D. MAYS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIDDLE ENTERPRISE, INC.**, 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. 10 as shown on the map entitled T.I. Ward's Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in the Williams and Hays Company's Belle View Plan, of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELCO D. MAYS AND WIFE, DORRIS J. MAYS, by deed from NELLO MAYS AND WIFE, CHARLEEN MAYS, of record in Book 4371, Page 380, dated July 24, 1969, said Register's Office. DORRIS J. MAYS having since died, leaving ELCO D. MAYS, as survivng tenant by the entirety. ELCO D. MAYS having since died testate on or about January 16, 2020, Pursant to the Last Will and Testament of ELCO D. MAYS in the Probate Court of Davidson County, Tennessee, Case No. 20P815, said property was devised to his daugher Patricia Mays Stuart.

unimproved ☐
This is improved ☒ property, known as 1503 Montgomery Ave, 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.

Executed by my hand this 23 day of October 2020.

Patricia Mays Stuart

STATE OF TENNESSEE

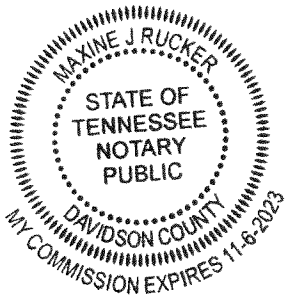
COUNTY OF DAVIDSON

Before me, a Notary Public for the above State and County, personally appeared Patricia Mays Stuart to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal in Davidson County, Tennessee this 23 day of October 2020.

Notary Public

My Commission Expires: _____



Executed by my hand this 23rd day of October 2020.

Estate of Elco D. Mays

Melvin Smith, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public for the above State and County, personally appeared Melvin Smith as Executor for the Estate of Elco D. Mays to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed as such Executor.

Witness my hand and official seal in Davidson County, Tennessee this 23rd day of October 2020

Notary Public

My Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

True Copy Certification

I, Tracey Boshears, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

