Karen Johnson Davidson County
Batch# 503142 DEEDWARR
10/29/2020 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20201029-0125757

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $406,000.00. Affiant Subscribed and sworn to before me, this the 15th day of October, 2020. Notary Public My commission expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael S. Allison	Michael S. Allison	091-15-0-326.00
5301 Illinois Avenue ~~4810 Nevada Avenue~~	5301 Illinois Avenue	
Nashville, TN 37209	Nashville TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DON JORDAN, EXECUTOR AND VIRGIE SHEPHERD, HEIR & DEVISEE OF THE ESTATE OF MARY ALICE KEY, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. ALLISON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being the Westerly 50 feet of lot No. 711 of Block 31 in the Charlotte Park Company's First Addition to Nashville, and the strip of ground lying between the north end of said lot and the south side of an alley, as shown on plan of record in book 57, page 103, Register's Office for said County. Said westerly part of lot No. 711 and the ground in the rear thereof, front together 50 feet on the northerly side of Nevada Avenue, and run back between parallel lines, with the easterly margin of 49th. Avenue North 180 feet to an alley.

Being the same property conveyed to Roberta Graves, for life with remainder to Virgie Alice Key by deed from Joe B. Holder and wife, Mildred D. Holder of record in book 4049, page 839, Register's Office for Davidson County, Tennessee.

The said Roberta Graves having predeceased the said Virgie Alice Key. The said Virgie Alice Key being one in the same person as Virgie Laurence Key. The said Virgie Laurence Key having died testate on July 1, 1999, leaving a Will which has been duly probated in the Probate Court for Davidson County, Tennessee and recorded in Will Book 223, page 41.

Being the same property conveyed to Mary Key by Executrix's Deed from Mary Key, Executrix of the Estate of Virgie Laurence Key, deceased of record in Instrument No. 200003090024238 Register's Office for Davidson County, Tennessee, dated February 18, 2000 and recorded on March 09, 2000.

Mary Alice Key having died on or about February 07, 2009. Petition to Probate Will as Muniment of Title was filed in The Estate of Mary Alice Key on July 14, 2020 in the Probate Court for Davidson County, Tennessee at Nashville, Case No. 20P1140.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4810 Nevada Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2020.

The Estate of Mary Alice Key

By: _____
Don Jordan, Executor

By: _____
Virgie Shepherd, Heir & Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Don Jordan, Executor and Virgie Shepherd, Heir & Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Mary Alice Key, a Estate, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Witness my hand and seal this 15th day of October, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY