Karen Johnson Davidson County
Batch# 506409 DEEDWARR
11/02/2020 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $370.00
20201102-0127489

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3218

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1740 23rd Ave N Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	081-10-0-269.00

WARRANTY DEED

FOR AND IN 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, I/WE, **Denise Moore, as to a life estate interest and Takisha Lovelace, as to the remainder interest** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 1740 23rd Ave N Trust

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. 355 on the Plan of J.M., T.J. and G.W. Harding's Addition of record in Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 355 fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to James D. McKissack and wife, Mary E. McKissack, by Warranty Deed from Walter Conyers and wife, Mattie Conyers, of record in Book

3341, Page 562, Register's Office for Davidson County, Tennessee, dated February 5, 1962 and recorded on February 13, 1962. (Value or consideration shown in aforementioned deed $ Not Available.) The said James D. McKissack died on September 24, 2017 leaving Mary E. McKissack surviving tenant by the entirety. Mary E. McKissack died on January 29, 2018. Reference is made to the Estate of Mary Elizabeth McKissack, Docket No. 18P475, in the Seventh Circuit Court for Davidson County, Tennessee and the Order for Distribution Re: Estate of Mary Elizabeth McKissack and James Delano McKissack Docket Nos. 18P475 and 18P474 recorded November 19, 2019 in Instrument No. 20191119-00119257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1740 23rd Ave N, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of October, 2020.

Denise Moore

STATE OF Tennessee COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denise Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of October, 2020.

Notary Public
My Commission Expires: May 9, 2023

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/9/2023

Dated this the 28th day of October, 2020.

Takisha Lovelace

STATE OF Missouri COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Takisha Lovelace** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of October, 2020.

Notary Public
My Commission Expires: July 26, 2024

STEPHANIE BAKER
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 20526111
My Commission Expires Jul 26, 2024

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021