BOX 10-B

Karen Johnson Davidson County
Batch# 507360 DEEDWARR
11/02/2020 12:19:14 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20201102-0127797

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$540,000.00**

Nancy Harding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF OCTOBER, **2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2,2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MACK PROPS, LLC	**SAME**	**090-08-0-082.00**
(NAME) **1519 AMESBURY LANE**	(NAME)	**090-08-0-083.00**
(ADDRESS) **FRANKLIN, TN 37069**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CORA ALICE TERWILLIGER, A/K/A ALICE W. TERWILLIGER A/K/A ALICE WARD TERWILLIGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MACK PROPS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Map & Parcel 090-08-0-082.00

Land in Davidson County, Tennessee, being Lot No. 72, as shown on the map entitled West Nashville Annex, of record in Plat Book 332, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Floyd Dwight Terwilliger and wife, Alice Ward Terwilliger, from James P. McGee and wife, Minnie L. McGee by deed dated March 25, 1958, of record in Book 2744, page 265, Register's Office for Davidson County, Tennessee.

Floyd Dwight Terwilliger died on or about June 25, 2008, leaving Alice Ward Terwilliger as the surviving tenant by the entirety.

Tract 2: Map & Parcel 090-08-0-083.00

Land in Davidson County, Tennessee, being Lot No. 73, as shown on the map entitled West Nashville Annex, of record in Plat Book 332, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Floyd D. Terwilliger and wife, Alice W. Terwilliger, from Francis J. Twardowski, Sr. and wife, Darlene Haines Twardowski, by deed dated February 23, 1987 of record in Book 7156, page 340, Register's Office for Davidson County, Tennessee.

Floyd Dwight Terwilliger died on or about June 25, 2008, leaving Alice Ward Terwilliger as the surviving tenant by the entirety.

See General Durable Power of Attorney for Cora Alice Terwilliger being recorded simultaneously herewith as Instrument No. 20201102-0127796, Register's Office for Davidson County, Tennessee.

Cora Alice Terwilliger, Alice W. Terwilliger, and Alice Ward Terwilliger are one and the same person.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **604 & 606 ANNEX AVE., NASHVILLE, TN 37209**
(House Number) (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.

Witness our hands this 26 day of October, 2020.

Cora Alice Terwilliger
By Alice Jane Williams
Atty in Fact –

CORA ALICE TERWILLIGER
BY: ALICE JANE WILLIAMS, HER CO-ATTORNEY IN FACT

Cora Alice Terwilliger
by Nancy Terwilliger Harding

CORA ALICE TERWILLIGER
BY: NANCY TERWILLIGER HARDING, HER CO-ATTORNEY IN FACT

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 **ALICE JANE WILLIAMS and NANCY TERWILLIGER HARDING, CO-ATTORNEYS IN FACT FOR CORA ALICE TERWILLIGER A/K/A ALICE W. TERWILLIGER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CORA ALICE TERWILLIGER** and who acknowledged that they executed the same as the free act and deed of **CORA ALICE TERWILLIGER**.

Witness my hand and official seal at Nashville, Tennessee this 26 day of October, 2020.

My Commission expires: May 2, 2022.



Lee a. Cohen
Notary Public