15319

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 542840 DEEDWARRSP
12/28/2020 01:21:51 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20201228-0153631

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $295,000. Affiant Subscribed and sworn to before me This 21st day of December 2020. Notary Public My Commission Expires: May 3, 2024

NOTESTINE III ROBERT J. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires

Address New Owners as:	Tax Bill To:	Map / Parcel
Yasin Kokoye 4851 Sheffield Drive Nashville, TN 37211	New Owner	14702013900

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael M. Castellarin, successor Trustee of the Dorothy Kelly Legacy Trust**, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Yasin Kokoye**, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Elysian Park, Section 2, as of record in Book 2854, page 40, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Sheffield Drive at the common corner of Lots 13 and 14; thence with the line between the said two lots westerly 159.6 feet to a concrete monument at the common corner of Lots Nos. 13, 14 and 15; thence with the line between said Lots Nos. 14 and 15 southerly 230.2 feet to a point in the northerly margin of Coventry Drive; thence with the margin of said Drive easterly 113.1 feet to a concrete monument; thence continuing with the margin of the same 54.2 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 38.88 feet to a concrete monument in the westerly margin of said Sheffield Drive; thence with the margin of the same northerly 207.7 feet to the point of beginning.

Being the same property conveyed to the Dorothy Jean Kelly Legacy Trust by Quitclaim Deed from Dorothy Jean Kelly of record in Instrument 20130912-0096465, Registers Office for Davidson County, Tennessee.

This is improved property known as 4851 Sheffield Drive, Nashville, TN 37~~122~~.

37211

This is the same legal description as it appears on the previous deed.

Michael M. Castellarin was appointed successor Trustee of the Dorothy Jean Kelly Legacy Trust by Order of the Seventh Circuit Court for Davidson County, Tennessee entered on April 17, 2015 in case No. 10P349.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Subject to all Matters on the plan of Elysian Park, of record in Plat book 2854, page 40, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever related, in any way, to matters occurring while title was vested in the Grantor, but no further or otherwise.

Witness my hand this 18th day of December 2020.

Trustee for the Dorothy Kelly Legacy Trust

Michael M. Castellarin, as successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Michael M. Castellarin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be successor Trustee of the Dorothy Kelly Legacy Trust, and as such Trustee acknowledged that he is authorized to execute the foregoing instrument on behalf of The Dorothy Kelly Legacy Trust, the within named bargainor, a trust, and that he as such successor Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as successor Trustee.

Witness my hand and seal, at Nashville, Tennessee, this 18th day of December 2020.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 3, 2021