When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: KJSB-CRR-20-3216

This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 542936 DEEDWARR
12/28/2020 03:31:28 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20201228-0153782

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2020.

Notary Public
My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raul Dorantes Ledezma Gloria Cordero Perez 3216 West Hamilton Avenue Nashville, TN 37218	Raul Dorantes Ledezma Gloria Cordero Perez 3216 West Hamilton Avenue Nashville, TN 37218	070 01 0 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Barbara Newman, Barry Eddings, Beverly Stanton (individually), and Barbara Newman as the Administratrix of The Estate of Dorothy L. Eddings, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Raul Dorantes Ledezma and Gloria Cordero-Perez, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 52, on the plan of Treppard Heights, Section II, of record in Book 2330, Page 167, Register's Office for said County.

Said Lot No. 52 fronts 75 feet on the Northwesterly margin of West Hamilton Avenue and extends back 282 feet on the Northeasterly line and 269 feet on the Southwesterly line to a dead line in the rear, measuring 76 feet thereon.

Being the same property conveyed to Dorothy L. Eddings, a single person, by Quit Claim Deed from Beverly F. Eddings, a married person, dated September 19, 2005 and recorded on October 05, 2005, in Instrument No. 20051005-0120246, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dorothy L. Eddings and Beverly F. Eddings, as joint tenants with the right of survivorship, by Warranty Deed from Al Hersh and wife, Janice C. Hersh, dated September 30, 1977 and recorded on October 20, 1977, in Book 5212, Page 360, Register's Office of Davidson County, Tennessee.

The said Dorothy L. Eddings having since died on January 5, 2020, devising said property to her children, Barbara Newman, Beverly Stanton and Barry Eddings per the Last Will and Testament of Dorothy L. Eddings of record in Docket No. 20P425, in the Seventh Circuit Court for the Twentieth Judicial District of the State of Tennessee / Metropolitan Nashville - Davidson County (Probate Division).

This is improved property located at: **3216 West Hamilton Avenue, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2020.

GRANTOR:

The Estate of Dorothy L. Eddings

By: Barbara ADM
Barbara Newman, Administrator

Barbara Newman

Barry Eddings

Barry Eddings

Beverly Stanton

Beverly Stanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA NEWMAN, ADMINISTRATOR of the ESTATE OF DOROTHY L. EDDINGS, whom proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal at office this **10th** day of December, 2020.

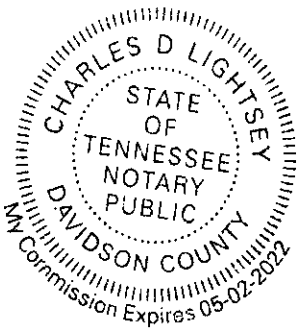
CHARLES D. LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA NEWMAN, BARRY EDDINGS, and BEVERLY STANTON the within named bargainors, whom 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 seal at office this **10th** day of December, 2020.



Notary Public
My Commission expires: 5/2/22