BOX 10-B

Karen Johnson Davidson County
Batch# 574933 **DEEDWARR**
02/22/2021 12:50:57 PM 2 pgs
Fees: $13.00 Taxes: $747.40

20210222-0021087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$202,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2021

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
JVK DEVELOPMENT, LLC	**SAME**	**091-13-0-119.00**
(NAME) **7127 CROSSROADS BLVD., SUITE 105**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(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, WILLIAM ERNEST SANSOM, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JVK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the southerly 50 feet of Lots Nos. 174, 175 and 176, as shown on the map entitled West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lots front 50 feet on the easterly side of Stevenson Avenue and runs back between parallel lines 151.7 feet.

Being the same property conveyed to ALICE T. SANSOM, A MARRIED WOMAN, by deed from WILLIAM M. FRIZZELL, AN UNREMARRIED WIDOWER, of record as Instrument No. 20030211-0018557, dated February 7, 2003, said Register's Office. Further, being part of the same property conveyed by ALICE T. SANSOM, UNMARRIED, to ALICE T. SANSOM AND WILLIAM ERNEST SANSOM, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20161128-0124618, dated November 23, 2016, said Register's Office. ALICE T. SANSOM died on or about April 10, 2020, leaving WILLIAM ERNEST SANSOM as the surviving tenant.

THIS HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to matters shown on the Plan of record in Book 332, page 127; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **516 STEVENSON STREET, 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 my hand this 19th day of February, 2021.

William Ernest Sansom
By: Alan M. Cohen, his Attorney in Fact
WILLIAM ERNEST SANSOM
By: Alan M. Cohen, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2021, before me personally appeared **Alan M. Cohen, Attorney in Fact for William Ernest Sansom,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Ernest Sansom, and who acknowledged that he executed the same as the free act and deed of William Ernest Sansom.

Witness my hand and official seal at office, this 19th day of February, 2021.

My commission expires: **May 2, 2022**

Notary Public

