Karen Johnson Davidson County
Batch# 582502 DEEDWARR
03/03/2021 09:33:30 AM 2 pgs
Fees: $13.00 Taxes: $481.37
20210303-0027181

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerrold Daniel	Jerrold Daniel	
(NAME) 2506 Buena Vista Pk.	(NAME) 2506 Buena Vista Pike	08116003800
(ADDRESS) Nashville TN 37218	(ADDRESS) Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sherry Gray and Natalie Holman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerrold Daniel,** HEREINAFTER CALLED THE GRANTEE, HIS 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 a portion of Lot No. 227 on the Plan of D.T. McGavock and others addition, of record in Book 21, Page 41, Register's Office for said County.

Said Property, a corner lot, fronts 50 feet on the Northeasterly margin of 17th Avenue North, formerly Alberta Avenue, and extends back between parallel lines with the Southeasterly margin of Heiman Street, 120 feet to a deed line.

Said Darlene Jones Houston became deceased, intestate, on December 21, 2011, Probated in Docket No. 12-P-524, Chancery Court of Davidson County, Tennessee, Sherry Gray is named Administrator. Affidavit of Heirship in Instrument No. 20170113-0004423 & Instrument No. _____202103030027180_____, concerning Darlene H Houston's undivided 1/2 interest, vesting Sherry Gray and Natalie D. Holman equally in said property- affiant(s) Sherry Gray and Natalie D. Holman.

Being a portion of the same property conveyed to Darlene Jones Houston and Claude T. Houston, each to an undivided 1/2 interest, by Quitclaim Deed from Claude T. Houston of record in Book 8743, Page 205 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded September 30, 1992. Claude T Houston died on June 4, 2003 leaving Darlene Houston as his sole heir per Affidavit of Heirship of record at Instrument No. __202103030027179_____ in said Register's Office, TN.

Sellers warrant that this property has not been used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1406 14th Ave. Nashville, TN 37208
(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 26th day of February, 2021.

Sherry Gray

Sherry Gray

Natalie D Holman

Natalie D. Holman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sherry Gray and Natalie D. Holman,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2021.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed

Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page

Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY