Karen Johnson Davidson County
Batch# 584764 DEEDWARR
03/04/2021 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $425.50
20210304-0028420

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-577

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of February, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cornelia Properties, LLC 1010 Cornelia Street Nashville, TN 37217	New Owner	106-07-0-038

WARRANTY DEED

FOR AND IN 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, I/WE,
Carol Lee Williams, a married woman, Mary Ella Maupin, a single woman, and Rosa Marie Billingslea, an unmarried woman,
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Cornelia Properties, LLC
HEREINAFTER CALLED THE GRANTEES, 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 the Westerly one-half of Lot No. 5 on the Map showing the Albert Buchanan Land as divided among his heirs of record in Book 843, Page 51, Register's Office for said County, and further described according to an unregistered copy of re-survey of said Buchanan property filed in the Chancery Court under Rule No. 73391 as follows: Beginning at a point in the northerly margin of the Ellen Avenue at the corner of the Nellie Patton lot and Lot 5, said point being 338.1 feet east of the east margin of Spence Lane; thence along the line of said Nellie Patton lot northerly 180 feet to a point in the south line of Lot 7 of said unrecorded map; thence with the line of Lots 7 and 6; south 79-3/4 degrees 52.125 feet to a point; thence southerly 180 feet to the north margin of Ellen Avenue, thence with the margin of the same westerly 57.25 feet to the point of beginning.

Being the same property conveyed to Robert L. Couch and wife Aileene Couch by Installment deed from William H. Buchanan and wife , Fannie J. Buchanan of record in Book 2805, page 313-314, Register's Office for Davidson County, Tennessee, dated September 17, 1958 and recorded on September 22, 1958.
The said Aileene Couch deceased on or about January 2, 1975, leaving Robert Couch as surviving tenant by the entirety.

The said Robert Couch deceased on or about December 22, 1990, with Affidavit of Heirship filed in Book 9323, Page 907, Register's Office for Davidson County, Tennessee.

The said Annie Mai Couch deceased on or about August 21, 2019, with her Last Will and Testament filed at Docket No. 20P1142, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and at Instrument No. 20200909-0102370, in the aforesaid Register's Office, devising subject property to Mary Ella Maupin, Rosa Maria Billingslea and Carol Lee Williams.

Being also known as 1010 Cornelia Street, Nashville, Tennessee 37217

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1010 Cornelia Street, Nashville, TN 37217

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 so 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.

Dated this the 19th day of February, 2021.

XXXXXXXXXXXX

Mary Ella Maupin

Mary Ella Maupin

Rosa Maria Billingslea

Rosa Maria Billingslea

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XXXXXXXXXXXX, **Mary Ella Maupin, and Rosa Maria Billingslea** with whom I am personally acquainted (or 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 official seal at Brentwood, Tennessee this 19th day of February, 2021

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Akbar Ahmed
ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

Notary Public Akbar Ahmed
My Commission Expires: 05/22/2024

(Notary Seal) Notarized online using audio-video communication

State of Texas
County of Dallas
Acknowledged before me by Rosa Maria Billingslea on this 19th day of February, 2021.

Lindsie Dale
Notary Public, State of Texas

Lindsie Dale
ID NUMBER
126079955
COMMISSION EXPIRES
November 10, 2023

11/10/2023
126079955

Notarized online using audio-video communication

Dated this the 19th day of February, 2021.

Carol Lee Williams

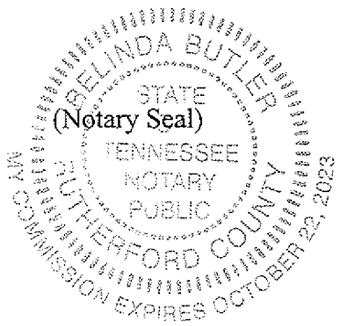
Carol Lee Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol Lee Williams,** whom I am personally acquainted (or 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 official seal at Brentwood, Tennessee this 19th day of February, 2021

Notary Public
My Commission Expires: 10-22-23



(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021