Karen Johnson Davidson County
Batch# 586332 DEEDWARR
03/08/2021 10:08:59 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00
20210308-0029817

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

ADDRESS NEW OWNER
Peter Aylaian and
Jo-Ann Adefuin
4901 Dakota Avenue
Nashville, TN 37209

SEND TAX BILLS TO
Peter Aylaian and
Jo-Ann Adefuin
332 Barton Way
Menlo Park, CA 94025

MAP/PARCEL
103-03-0-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARTHUR WADE DAUGHERTY AND WIFE, NANCY G. DAUGHERTY** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **PETER AYLAIAN AND JO-ANN ADEFUIN HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 55 feet of Lot No. 802, Block 37 as shown on the map entitled Charlotte Park Company's First Addition, of record Plat Book 57, page 103, 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 lot fronts 55 feet on the southerly side of Dakota Avenue and runs back between parallel lines, along the westerly margin of 49th Avenue North, 150 feet to an alley.

Being the same property conveyed to ARTHUR E. DAUGHTERTY AND WIFE, MILDRED DAUGHTERTY, from JOSEPH S. DEAUX AND WIFE, RUTH DEAUX AND JOHN DEAUX AND WIFE, LILLIAN DEAUX, by deed of record in Book 2144, page 591, dated April 30, 1953, Register's Office for Davidson County, Tennessee. ARTHUR E. DAUGHERTY died on or about March 17, 1995 leaving MILDRED DAUGHERTY as the surviving tenant by the entirety. MILDRED DAUGHERTY having since died intestate on or about November 5, 2007, leaving ARTHUR WADE DAUGHERTY, PAULA D. WALKUP AND MELBA ANN PALMER as her sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20050522-0052479, said Register's Office. ARTHUR E. DAUGHTERTY and ARTHUR E. DAUGHERTY are one and the same person. MILDRED DAUGHTERTY and MILDRED DAUGHERTY are one and the same person.

Further being the same property conveyed to ARTHUR WADE DAUGHERTY, by quitclaim deed from PAULA D. WALKUP AND HUSBAND, KENNETH R. WALKUP AND MELBA ANN PALMER AND HUSBAND, FRANK D. PALMER, of record in Instrument No. 20080522-0052480, dated April 30, 2008, said Register's Office.

Further being the same property conveyed to ARTHUR WADE DAUGHERTY AND WIFE, NANCY G. DAUGHERTY, by quitclaim deed from ARTHUR WADE DAUGHERTY, of record in Instrument No. 20110610-0044498, dated June 9, 2011, said Register's Office.

This is improved property known as: 4901 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors

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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTORS have hereunto set their hands as of this 4th day of March, 2021.

ARTHUR WADE DAUGHERTY

NANCY G. DAUGHERTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared ARTHUR WADE DAUGHERTY AND NANCY G. DAUGHERTY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 4th day of March, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$860,000.00.**

Affiant

Sworn to and subscribed before me this 5th day of March, 2021.

Notary Public

My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022