Karen Johnson Davidson County
Batch# 595101 DEEDWARR
03/18/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20210318-0035998

WARRANTY DEED

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Elizabeth M H
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH 2021.

Notary Public

MY COMMISSION EXPIRES: 6/26/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-020220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oscar Robert Anderson and Elizabeth Marilyn Harvey	Oscar Robert Anderson and Elizabeth Marilyn Harvey	
(NAME)	(NAME)	
4707 Wyoming Avenue	4707 Wyoming Avenue	103-03-0-179.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY-ONE THOUSAND AND NO/100 DOLLARS ($451,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREW DAILY, SOLE HEIR-AT-LAW OF ALETHA JOYCE DAILY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OSCAR ROBERT ANDERSON AND ELIZABETH MARILYN HARVEY, 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 Lot No. 4 of Block No. 5 on the Plan of A Part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 50 feet on the Southerly side of Wyoming Avenue, formerly Sixth Avenue, and runs back, between parallel lines, 160 feet to an alley.

Being the same property conveyed to James Robert Daily and wife, Aletha Joyce Daily by Warranty Deed from Carl Herschel Bowen and wife, Gladys M. Bowen of record in Book 4566, Page 660, Register's Office for Davidson County, Tennessee, dated January 04, 1972 and recorded on January 06, 1972.

Aletha Joyce Daily, preceded in death by her husband, James Robert Daily, whom became deceased on May 11, 1980, became deceased, intestate, on September 15, 2020. Affidavit of Heirship, of record in Instrument No. 20201201-0139574, in said register's office, names Andrew Daily as sole heir.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4707 Wyoming Avenue, Nashville, TN 37209
(House No.) (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/our hand(s) this the 16th day of March 2021.

Andrew Daily, Sole Heir-at-law of Aletha Joyce Daily

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of March 2021, before me personally appeared Andrew Daily, Sole Heir-at-law of Aletha Joyce Daily to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 16th day of March 2021.

Commission Expires: 6/26/23

Notary Public

Homeland Title, LLC
1896 General George Patton Dr., Suite 200
Franklin, TN 37067

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

