STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
ELIZABETH A. DEBEASI	Bank of America	**155-03-0D-054.00-CO**
(NAME)	(NAME)	
6705 COLDSTREAM DRIVE	P. O. Box 650070	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Dallas TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 605777 **DEEDWARR**
04/01/2021 03:15:04 PM 2 pgs
Fees: $13.00 Taxes: $1,372.70

20210401-0043454

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, TAMMIE ENSEY BULLINGTON, EXECUTRIX OF THE ESTATE OF LAURA LENTZ PRIOR,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELIZABETH A. DEBEASI,** HEREINAFTER CALLED THE GRANTEE, HER 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(s) 54, as shown on the map entitled Section 1, Allens Green, of record in Plat Book 7900, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LYMAN I. PRIOR, JR. AND WIFE, LAURA L. PRIOR, by deed from ZARING HOMES, INC., of record in Book 9794, page 872, dated September 14, 1995, said Register's Office. The said Lyman I. Porter, Jr. having since died on or about March 29, 2013, leaving Laura L. Prior the surviving tenant by the entirety. LAURA L. PRIOR died testate on or about December 28, 2020. Pursuant to the terms of her will of record in Docket No. PR4255 in the Chancery Court of Lincoln County, Tennessee, said property is to be treated as part of the probate estate.

Laura L. Prior and Laura Lentz Prior were one and the same person.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, page 632; Boundary Plat of record in Plat Book 7900, page 585; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9231, page 789; Drainage Easement granted to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8278, page 236; Storm Water Detention Agreement of record in Book 8626, page 884 and Book 9278, page 36; By-Laws of record in Instrument No. 20180907-0088629; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6705 COLDSTREAM DRIVE, NASHVILLE,TN 37221**
(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 31st day of March, 2021.

Tammie Ensey Bullington Executrix of Laura Prior Estate 3/31/21

TAMMIE ENSEY BULLINGTON,
Executrix of the Estate of Laura Lentz Prior

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tammie Ensey Bullington, Executrix of the Estate of Laura Lentz Prior,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of March, 2021.

My Commission Expires: **May 2, 2022**

Lee A. Cohen

Notary Public

