Karen Johnson Davidson County
Batch# 607355 DEEDWARR
04/06/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $832.91
20210406-0044806

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,111.00

Ashlee Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF April, 2021.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Matthew Mancini	New Owner at	
(NAME)	(NAME)	
1713 Saint Louis St.	Property Address	08107018600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **The Estate of Iola Hudson Spencer, Monique Greer, Tamika Harvey** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Mancini** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 28 on the Plan of George Shields Second Addition to North Nashville of record in Plat Book 57, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Iola Hudson, unmarried by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non profit corporation of record in Book 10130, page 782, Register's Office for Davidson County, Tennessee, dated July 22, 1996 and recorded on July 24, 1996.

The said Iola Hudson, also being known as Iola Spencer, also known as Iola Hudson Spencer, deceased on or about October 11, 2020. Administration of Estate and Letters of Administration of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P45. Affidavits of Heirship of record at Instrument Nos.
_____202104060044804_____and_____202104060044805_____
establishing heirs of Iola Hudson Spencer as Monique Greer and Tamika Harvey.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 57, Page 146, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1713 Saint Louis Street Nashville, TN 37208 unimproved
(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 1st day of April, 2021.

The Estate of Iola Hudson Spencer

Monique Greer, Co-Administratrix

By Monique Greer, Co-Administratrix

Tamika Harvey

By Tamika Harvey, Co-Administratrix

Monique Greer

Monique Greer

Tamika Harvey

Tamika Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Monique Greer and Tamika Harvey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of April, 2021.

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Monique Greer and Tamika Harvey, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co- Administratrices of the Estate of Iola Hudson Spencer, and is authorized by the Estate of Iola Hudson Spencer, to execute this instrument on behalf of the Estate of Iola Hudson Spencer.

Witness my hand and official seal, this 1st day of April, 2021.

Notary Public Jacqueline G Brown

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022