THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-288

Karen Johnson Davidson County
Batch# 623217 DEEDWARR
04/27/2021 10:19:57 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20210427-0055786

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($170,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JAMES WAYNE WELLS, beneficiary of the ESTATE OF MARY JO WELLS (being the same person known as MARY WATKINS WELLS) ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto RICHARD P. SCHELL and wife, SARA L. SCHELL, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

Being a part of Lot No. 186 on the Map of the Subdivision of Lots Nos. 3 and 4 and a part of 5 and 6 in Cumberland Nurseries, of record in Book 332, Page 148, in the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Foster Avenue 91 feet South of the southerly margin of Jay Street; thence easterly parallel to the southerly margin of Jay Street, 178 feet to a point in the West line of the property conveyed to Laura J. Coleman by deed of record in Book 1286, Page 206, said Register's Office; thence southerly with her line, 65 feet to a point; thence westerly 178 feet to the easterly margin of Foster Avenue; thence with the margin of the same northerly 65 feet to the beginning.

Being the same property conveyed to Mary Watkins Wells by deed from Bruce E. Clemmer and wife, Charlette Clemmer, dated September 21, 1982, and of record in Book 5940, Page 433, in the Register's Office of Davidson County, Tennessee. Also, being the same property conveyed to Jerry Gene Watkins, a life estate, for and during his natural life, by Deed Conveying Life Estate from Mary Watkins Wells, dated January 16, 2007, and of record in Instrument No. 20070123-0009404, in the Register's Office of Davidson County, Tennessee. Said life estate interest of Jerry Gene Watkins terminated upon his death on July 4, 2019. Also being the same property devised to James Wayne Wells by the Last Will and Testament of Mary Jo Wells, deceased. Said Will was filed for probate on March 8, 2021 in Will Book F-F, Page 32, in the Probate & Juvenile Court for Humphreys County, Tennessee. Mark Wells

predeceased his mother, Mary Jo Wells, and any interest he may have acquired in the property passed to his brother James Wayne Wells. See Affidavit of Heirship of record in Instrument No. 20210427-0055785, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Foster Avenue.

2. All matters shown on plat of record in Deed Book 332, Page 148, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenants with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenants and bind the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of April, 2021.

JAMES WAYNE WELLS

STATE OF ALABAMA
COUNTY OF MADISON

Before me personally appeared JAMES WAYNE WELLS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 21 day of April, 2021.

NOTARY PUBLIC

My commission expires: 03/24/2025

MATTHEW C. MEDLEN NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of April, 2021.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My commission expires: 7/7/24

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Map & Parcel No: 119 05 0 220.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
RICHARD P. SCHELL and SARA L. SCHELL
2424 Foster Avenue
Nashville TN 37210

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #MJ-SBBR-21-2422