WARRANTY DEED

Karen Johnson Davidson County
Batch# 626165 DEEDWARR
04/30/2021 10:06:55 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20210430-0058108

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jimmy F. Davis	SEND TAX BILLS TO:	
(NAME)	owner at address (NAME)	M & P
5219 Buena Vista Pk (ADDRESS)	address (ADDRESS)	082-03-0-146.00
Nashville, TN 37218 (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, **Beauty Miller, Willard Wilks, Jr., and Stephen Wilks**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy F. Davis**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL I: 2408 Alameda St, Nashville, Tennessee 37208 - M&P 09202038000

Land in Davidson County, Tennessee, being Lot No. 82, Block 1, on the Plan of Heffernan Place of record in Plat Book 161, Page 138, 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 Beauty Miller, Willard Wilks and Stephen Wilks by Quitclaim deed from Rubye Wilson of record in Instrument No. 20200610-0059451 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on June 10, 2020.

Being the same property conveyed to Juanita Wilks, unmarried woman and James Wilks, unmarried, as tenants-in-common with right of survivorship by Warranty deed from Brenda Hill-Tribitt, a married woman and Ludell Hill, a married man of record in Book 11432, page 100, Register's Office for Davidson County, Tennessee, dated March 19, 1999 and recorded on April 14, 1999.

Juanita Wilks having since died on November 17, 2006 leaving Beauty Miller, James Wilks, Ulysses Wilks, Rubye Wilson, Willard Wilks, and Wilbur J Wilkes as her remaining heirs for Affidavits of Heirship of record at Instrument Nos 20210430-0058098 & 20210430-0058105 in the Register's Office of Davidson County, TN. Her son Harold Wilks, Jr. predeceased her per Affidavits of Heirship of record at Instrument Nos 20210430-0058093 & 20210430-0058100 in the Register's Office of Davidson County, TN. Her daughter Wilma Dean Springs Predeceased her per Affidavits Affidavits of Heirhsip of record at Instrument Nos 20210430-0058095 & 20210430-0058102 in the Register's Office of Davidson County, TN. Wilma Dean Springs left one son, Stephen Wilks.
James Wilks having since died on November 21, 2017 leaving his sisters Beauty Miller and Rubye Wilson as well as nephews Willard Wilks, Jr. and Stephen Wilks as his remaining heirs per Affidavits of Heirship of record at Instrument Nos 20210430-0058099 & 20210430-0058106 in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

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 27th day of April, 2021.

Beauty Miller

Beauty Miller

Stephen Wilks

Stephen Wilks

Willard Wilks Jr by Memorie White Attorney in Fact

Willard Wilks, Jr. By Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Beauty Miller and Stephen Wilks**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Willard Wilks, Jr.**, and acknowledged that she executed the same as the free act and deed of the said **Willard Wilks, Jr.**

WITNESS my hand and official seal at office this 27th day of April, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY