This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11691-RR

Karen Johnson Davidson County
Batch# 644810 DEEDWARR
05/26/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210526-0071359

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11691-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Prolific 615, LLC PO Box 918 Goodlettsville, TN 37070	Renasant Bank 9135 Carothers Parkway Franklin, TN 37067	082-03-0-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jewel Steele, Executrix of The Estate of Lorraine Batey,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Prolific 615, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), 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 a part of a tract of conveyed by A. C. Webb to J. J. Keys by deed of record in Book 314, page 24, Register's Office for said County, in the 20th Ward of the City of Nashville and described as follows:

Beginning at a point in north margin Cleveland Street 75 feet east of the east margin of Stockell Street; thence northerly 150 feet to a point; thence easterly 75 feet a point; thence southerly 150 feet to a point in the north margin of Cleveland Street; thence with the north margin of Cleveland Street westerly 75 feet to the point of beginning

Being the same property conveyed to James Yeargin, Sr and wife, Maggie L. Yeargin by Installment Deed from Hettie Woodroof, a widow, of record in Book 4304, Page 573, Register's Office for Davidson County, Tennessee, dated January 26, 1969 and recorded on January 26, 1969.

The said Maggie L. Yeargin deceased on or about January 3, 1975, leaving James Yeargin, Sr. as surviving tenant by the entirety.

James Yeargin, Sr. died on December 15, 1984, leaving a will that could not be located and being survived by his three children, Lorraine Yeargin Batey, Christine Yeargin Childress and James Yeargin, Jr., according to an Affidavit of Heirship, of record in Instrument No. 202105260071358, Register's Office for Davidson County, Tennessee.

James Yeargin, Jr., purported devisee under the Last Will and Testament of James Yeargin, Sr., deceased on or about October 8, 1987, leaving a Last Will and Testament filed in Case No. 80773, Probate Court for Davidson County, Tennessee, devising his interest/share of subject property to Lorraine Yeargin Batey.

Being the same property conveyed to Lorraine Yeargin by Quitclaim Deed from Jewel Lorraine Steele, Executrix to the Estate of James Yeargin, Jr., of record in Book 7594, Page 529, Register's Office for Davidson County, Tennessee, dated July 08, 1988 and recorded on July 08, 1988.

Being the same property conveyed to Lorraine Yeargin Batey by Quitclaim Deed from Christine Yeargin Childress and husband, Dorris Childress, of record in Book 8410, Page 691, Register's Office for Davidson County, Tennessee, dated July 31, 1991 and recorded on August 1, 1991.

The said Lorraine Yeargin Batey deceased on or about February 17, 2018, with her Last Will and Testament filed in Docket No. 18P-983, Seventh Circuit Court of Davidson County, Nashville, Tennessee Probate Division.

This is improved property located at: **217 Cleveland Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2021.

GRANTOR:

The Estate of Lorraine Batey

By: Jewel Steele, Exc.
Jewel Steele

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jewel Steele, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Jewel Steele of The Estate of Lorraine Batey, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of May, 2021.

AMANDA A. REDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Amanda Redigo
Notary Public
My Commission expires: July 9, 2022

True Copy Certification

I, Christopher M. Corriveau, 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 law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

