Karen Johnson Davidson County
Batch# 663081 DEEDWARR
06/23/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,064.49
20210623-0084789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$287,700.00** (Two Hundred Eighty Seven Thousand Seven Hundred).

AFFIANT

Subscribed to and sworn before me this 15th day of June, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
New Day Homes, LLC 1212 Laurel Street, Apt. 801 Nashville, TN 37203	**SAME AS NEW OWNER**	07210025700

WARRANTY DEED

FOR AND IN 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, I/WE, **MARJORIE R. DAVIS EXECUTRIX FOR THE ESTATE OF MARGIE REE PATTON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NEW DAY HOMES, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being in the 11th Civil District of said County, described as follows:

BEGINNING in the north margin of Otay Avenue, 94 feet west of the westerly margin of Scott Avenue; thence westerly along the north margin of Otay Avenue 94 feet to the easterly margin of a proposed alley; thence with the margin of the same, northerly 100 feet; thence easterly 94 feet to a point; thence southerly 100 feet to the beginning.

Being the same property conveyed to Henry L. Patton and wife, Margie R. Patton by deed from Sam Greer and wife, Jessie Greer of record in Book 3647, page 147 dated November 14, 1963 and recorded on November 15, 1963, Register's Office for Davidson County, Tennessee. The said Henry L. Patton having since died June 23, 1995, thereby vesting subject property in Margie R. Patton as surviving tenant by the entirety. The said Margie R. Patton a/k/a Margie Ree Patton died testate, November 15, 2020, and by her Last Will and Testament filed as Docket No. 20P-2172 in the Seventh Circuit for Davidson County, Tennessee Probate Division, appointed her niece, Marjorie (Margie) R. Davis, as Executrix of her estate with full power and authority to sell, transfer and convey the subject property. The sale of the subject property was approved by the aforementioned court by Motion to Approve to Sell Real Property filed June 11, 2021. The Property was devised to Marjorie R. Davis and Tommie Elaine Adkins, now known as Tommie Elaine Adkins-Small.

Being also known as 1313 Otay Street, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED ( ) UNIMPROVED	Property known as: **1313 OTAY STREET** **NASHVILLE, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2021056114

WITNESS, this 15th day of June, 2021

The Estate of Margie Ree Patton

x Marjorie R. Davis, Ex
Marjorie R. Davis, Executrix

x Marjorie R. Davis
Marjorie R. Davis, Individual

x Tommie Elaine Adkins-Small
Tommie Elaine Adkins-Small, Individual

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marjorie R. Davis and Tommie Elaine Adkins-Small** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of June, 2021.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

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 **Marjorie R. Davis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Executrix of the **Estate of Margie Ree Patton**, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2021.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2021056114

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

