PREPARED BY
LAW OFFICES OF
Cynthia Webb Fitzgerald, Attorney-at-Law
P O Box 70270
Nashville, TN 37207

State of Tennessee
County of Davidson
The Actual consideration or value whichever is greater for this transfer is
$125,000
Amount AFFIANT
Map & Parcel #:
Subscribed and sworn before me this __ day of April, 2021
NOTARY
My commission Expires 11-8-2021

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER(S)

CHIKE M. NZERUE AND JOHN B. IWU
845 BELL ROAD SUITE 120
ANTIOCH, TN 37013

SEND TAX BILL TO:

SAME

MAP & PARCEL # 092-10 0 43.00

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION for the sum of Ten dollars, cash in hand paid by the hereinafter named GRANTEES, CHIKE M. NZERUE and JOHN B. IWU and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ESTATE OF WILLIE L. STALLWORTH, SR.{HEREINAFTER named GRANTOR}, have bargained and sold, and by these presents do transfer and convey, demise, release and forever convey by deed unto the said, Dr. CHIKE M. NZERUE AND JOHN B. IWU, {HEREINAFTER named GRANTEES, its successors and assigns, all of its title, interests, and estate legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee described as follows:

BEING Lot Number 3B A Zone Lot Division of Lot No.2 of the resub division of Lot No.2 on the plane of Pendleton Subdivision, Also known as 3016 Delaware Avenue of record in Plat Book 6200 at page 427, Registers office for Davidson county, Tennessee, to which reference is hereby made for a complete description.

BEING the same property acquired by the party of the first part ~~pursuant to the provisions of the National Housing Act as amended (12 U.S.C 1701 et seq.) and the department of Housing and Urban Development Act (79 Stat.667) by~~ deed dated and recorded in ~~Book 7816, Page 26~~, Office of the Register County of Davidson, State of Tennessee. 20000731-0075281

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises;that the premises are free from all encumbrances, unless otherwise noted above; The Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

_____This improved property known as 3010 Delaware Avenue, Nashville, TN 37209.

WITNESS Grantor(s) hand(s) this the 16th day of April, 2021

The Estate of Willie L. Stallworth, Sr.
Willie L. Stallworth, Jr., Successor Executor, Successor Conservator of Dorothy Stallworth
Grantor /Title/Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2021, before me personally appeared Willie L. Stallworth, Jr., 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 (or person's) free act and deed.

Notary Public / Latonya E. Bell Fitts

Commission Expires: 11-8-2021

Mail Tax Notice to: John Iwu
845 Bell Road, Suite 120
Antioch, TN 37013

LATONYA E. BELL FITTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2021

Karen Johnson Davidson County
Batch# 689457 DEEDWARR
08/03/2021 01:12:46 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20210803-0104339

T.A.I. PICK UP

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 125,000.00

Affiant

Subscribed and sworn before me, this 2nd day of August, 2021.

Notary

LATONYA E. BENEFITTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 8, 2021

Exhibit

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

IN RE:	)	
WILLIE LEWIS STALLWORTH, SR.,	)	**NO: 12P-96**
	)	
Deceased.	)	
	)	

ORDER

It appearing to the Court on March 18, 2021, based upon an examination of the Petition, the sworn statements of the Petitioner and statements of counsel for the Estate of Willie Lewis Stallworth, Sr., that the son of the deceased, Willie Lewis Stallworth, Jr., is qualified and entitled to serve as Successor Personal Representative, pursuant to T.C.A.30-2-401 et seg., and in accordance with the Last Will and Testament of Willie Lewis Stallworth, Sr. The estate was opened and this court granted Letters of Testamentary to Dorothy Jean Stallworth, who has become incapacitated and is unable to perform the duties of personal representative.

THEREFORE, IT IS ORDERED that Letters of Testamentary shall be issued to Willie Lewis Stallworth, Jr., as Successor Personal Representative with the requirement that status reports and accountings shall be filed in this matter until the estate is closed, and that the posting of a surety bond shall be reserved.

Entered this 24 day of March, 2021.

Judge Randy Kennedy

Approved For Entry:

By: Cynthia W. Fitzgerald

Cynthia W. Fitzgerald, # 019081
Attorney for the Estate
P. O. Box 70270
Nashville, Tennessee 37207
(615) 254-6800 Telephone

Cfitzgeraldatty00@gmail.com

CERTIFICATE OF SERVI CE

I hereby certify that a true and exact copy of the foregoing document has been sent via e-File and United States Mail, postage prepaid to:

Mia Stallworth
1605 South Street
Nashville, TN 37204

Via electronic mail
Lesli Oliver Wright, Esq.
Attorney ad litem for Dorothy Stallworth

Via electronic mail
Emily Green, Esq.
Emergency Conservator

on this the 23rd day of March, 2021

Cynthia W. Fitzgerald
Cynthia W. Fitzgerald