BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0397

Karen Johnson Davidson County
Batch# 691845 **DEEDWARR**
08/06/2021 10:39:51 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210806-0106122

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 325,000.00

x Danette Lackesha Mahabeer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danette Lackesha Mahabeer 3301 William Bailey Drive Nashville, TN 37207	NEW OWNER	059-15-0A-081.00 CO

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,

Donna Eguakun, Administrator of the Estate of Barbara Jeanette Douglas

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danette Lackesha Mahabeer, married

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 162 on the Plan of Phase Three, Chateau Valley, of record in Instrument No. 20001103-0109136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Douglas and Wife, Barbara J. Douglas By Warranty Deed from Cumberland builders, Inc of record in Instrument No. 20040105-0001444, in the Register's Office of Davidson County, Tennessee, dated December 24, 2003 and recorded on May 01, 2004. Thomas E. Douglas died on March 11, 2014 leaving Barbara J. Douglas as sole surviving Tenant by the Entirety. Barbara J. Douglas died intestate on April 1, 2021. An Estate was opened under Docket No. 21P828, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Estate having insufficient personalty to pay debts, by order of the court entered on July 30, 2021, the real property was brought into the probate estate to pay debts and Donna Eguaken, as Administrator was authorized to convey said property to the Grantee.

Barbara J. Douglas and Barbara Jeanette Douglas are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3301 William Bailey Drive, Nashville, TN 37207.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of August, 2021.

Estate of Barbara Jeanette Douglas

By: Donna Eguakun

Donna Eguakun, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, Donna Eguakun with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of The Estate of Barbara Jeanette Douglas, and who further acknowledged that she is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of August, 2021.

Kim Graves

Notary Public
My Commission Expires: 8.20.24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024