Karen Johnson Davidson County
Batch# 699653 DEEDWARR
08/18/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,174.60
20210818-0111542

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $858,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of August, 2021.

NOTARY PUBLIC

My commission expires: 11/06/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BABA JANK LLC	BABA JANK LLC	061-15-0-228.00
(NAME)	(NAME)	
1417 Woodland Street	1417 Woodland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	

Warranty Deed

For and in Consideration of the sum of $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 **Dorothy N. Bankston, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **BABA JANK LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I : Land in Davidson County, Tennessee, being Lot No. 8 and the Southerly part of Lot No. 9 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.

Said Lot No. 8 and Southerly part of Lot No. 9 front together 75 feet on the easterly side of a 15 foot driveway which adjoins the Gallatin Road or the right-of-way of the Nashville Gallatin Interurban Railroad and extends back between parallel lines, with the northerly margin of Norvell Avenue, 150 feet to the westerly line of Lot No. 11, measuring 75 feet thereon.

Tract II : Land in Davidson County, Tennessee, being a strip of land lying between the westerly margin of Lot No. 8 and the South part of Lot No. 9 on the Map of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County, including that portion of ground for which a 50 foot right-of-way was granted Nashville & Gallatin Interurban Railroad, and/or now the East margin of Gallatin Pike.

Being the same property conveyed to Ezell Dickerson, Trustee with full power to sell, transfer, mortgage and convey without joinder of any Beneficiary by Warranty deed from Raymond S. Bowers, a Single Person of record in Book 4561, page 762, Register's Office for Davidson County, Tennessee, dated December 08, 1971 and recorded on December 16, 1971.

Being the same property conveyed to Carl W. Bankston, Jr., and Wife, Dorothy N. Bankston by Installment deed from Ezell Dickerson, Trustee with full power to sell, transfer, mortgage and convey without joinder of any Beneficiary of record in Book 5715, page 206, Register's Office for Davidson County, Tennessee, dated February 25, 1981 and recorded on February 27, 1981.

The said Carl W. Bankston, Jr. having since died on 4/24/2016, leaving Dorothy N. Bankston as surviving spouse and sole owner of said property.

This property is __unimproved _X_improved property known as: 3926 Gallatin Pike, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of August, 2021.

Dorothy N. Bankston

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy N. Bankston, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/18/2021 (date of document).

Affiant Signature

08/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025