Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0438

Karen Johnson Davidson County
Batch# 715361 **DEEDWARR**
09/14/2021 11:07:11 AM 2 pgs
Fees: $13.00 Taxes: $1 461.50

20210914-0122985

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne Lukach 1531 ~~1533~~ Douglas Avenue Nashville, TN 37206	Anne Lukach 1531 Douglas Avenue Nashville, TN 37206	072-14-0-229.00

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,

Shana Claud- West, Executrix of the Estate of Wilma L. Claud

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

Anne Lukach

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. 61 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 to 26, Brownsville Addition, as of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Eveline Kimbro (correctly known as Everline Kimbro), a widow, and Maggie Mai Glenn, a daughter, with right of survivorship, by Warranty Deed from Hewey J. Smith and wife, Lillian W. Smith, dated 6/29/1968 and recorded 7/3/1968 in Book 4248, Page 410, Register's Office for Davidson County, Tennessee.

The said Everline Kimbro is reported to have died on October 14, 1968, leaving the property vested solely in Maggie Mai Glenn.

The said Maggie Mai Glenn (aka Maggie Kimbro Glenn) died testate on December 31, 1994, and according to her Last Will and Testament filed 6/15/1995 in Docket No. 95P-1044 in the Probate Court for Davidson County, Tennessee, she devised her entire estate to her daughter, Wilma Louise Claud. Said Will was also recorded on 6/15/1995 along with Death Certificates for Everline Kimbro and Maggie Mai Glenn in Book 9702, Page 679, in the Register's Office for Davidson County, Tennessee.

The said Wilma Louise Claud (aka Wilma L. Claud) died testate on April 28, 2021. Her Estate is being probated under Docket No. 21P1413, in the Probate Court for Davidson County, Tennessee. Pursuant to her Last Will and Testament, she devised her entire estate in equal shares to Edward Claud, Michael Claud and Shana West (aka Shana Lanise Claud-West).

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: 1533 Douglas Avenue Nashville, TN

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 10th day of September, 2021.

Shana Claud-West

Shana Claud-West, Executrix for the Estate of Wilma L. Claud

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shana Claud-West Executrix of the Estate of Wilma L. Claud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of September, 2021.

Kim Graves

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

