Karen Johnson Davidson County
Batch# 718446 DEEDWARR
09/17/2021 07:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20210917-0124940

WARRANTY DEED

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 10 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Alexander Kupin and Hayley Miriah Levy	Jacob Alexander Kupin and Hayley Miriah Levy	
(NAME) 1520 Arthur Ave	(NAME) 1520 Arthur Ave	081-12-0-269.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

William Lewis Howse, Douglas Howse, Harold Howse, Charles Howse, Edward Polk, Angela Lanier, Pamela Polk, Sherry Houston, Janet Coleman, Vanita Houston, Gerald Houston , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayley Miriah Levy, an unmarried woman and Jacob Alexander Kupin, an unmarried man, as tenants in common, with no survivorship, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 332 on the Plan of McGavock, Wetmore and others First Addition to Nashville, called the Town of McGavock as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 332 fronts 50 feet on the east side of Arthur Avenue, formerly Westmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property vested into Edward Polk, Angela Lanier and Pamela Polk, by Affidavit of Heirship of Theresa Polk, of record in Instrument No. 20210802-0103742, in the Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on August 2, 2021.

And being the same property vested into Douglas Howse, Charles Howse and Harold Howse, by Affidavit of Heirship of Phillip E. Howse, of record in Instrument No. 20201030-0127015, in the Register's Office for Davidson County, Tennessee, dated October 15, 2020, and recorded on October 30, 2020.

And being the same property vested into Douglas Howse, Harold Howse, Charles Howse, William Lewis Howse, Sherry Houston, Janet Coleman, Benita (Vanita) Houston, and Gerald Houston, by Affidavit of Heirship of Sadie Howse, of record in Instrument No. 20201014-0119393, in the Register's Office for Davidson County, Tennessee, dated October 6, 2020 and recorded on October 14, 2020.

Being the same property conveyed to Sadie Howse and Oliver Howse by Warranty Deed from Fred Clay and wife, Marie Clay, of record in Book 2023, Page 567, in the Register's Office for Davidson County, Tennessee, dated October 8, 1951 and recorded on October 8, 1951. Sadie Howse died on January 7, 1960.

Sadie Howse died, intestate, leaving as heirs, her children: Samuel Howse, Ernest Howse, Pleas A. Howse, Jr., James Oliver Howse, and Mary Howse.

Samuel Howse died, intestate, on February 26, 1995, leaving as heirs, his siblings: Ernest Howse, Please A. Howse, Jr., James Oliver Howse and Mary Howse. He left no surviving spouse or children.

James Oliver Howse died, intestate, on April 20, 1998, leaving as hers, his wife, Louise Howse, and children, William Lewis Howse and Olivet Frances Howse Houston.

Ernest Howse died, intestate, on December 13, 2000, leaving as heirs, his wife, Eva Howse, and children, Douglas Howse, Harold Howse, Charles Howse, Theresa Polk and Phillip Howse.

Mary Howse Patterson died, intestate, on April 17, 2005, leaving as heirs her only surviving brother, Pleas A. Howse, Jr. She left no surviving spouse or children.

Pleas A. Howse, Jr. died, intestate, on January 20, 2008, leaving as heirs his nephews William Lewis Howse, Douglas Howse, Harold howse, Charles Howse and Phillip Howse, and niece, Theresa Polk. Also leaving as heirs, his greatnephews Gerald Houston, Leonard (Eric) Houston and great-nieces Sherry Houston, Janet Coleman, Vanita (Benita) Houston, Angela Lanier and Pamela Polk. He left no surviving spouse, children or siblings.

Olivet Frances Howse Houston died intestate on January 15, 2000, leaving as heirs her husband, Claud Houston, and children: Sherry Houston, Janet Coleman, Vanita (Benita) Houston, Gerald Houston and Leonard (Eric) Houston.

Louise Howse died, intestate, on May 27, 2004, leaving as heirs her son, William Lewis Howse, and her grandchildren: Sherry Houston, Janet Coleman, Vanita (Benita) Houston, Gerald Houston and Leonard (Eric) Houston.

Eva Howse died, intestate, on January 6, 2014, leaving as heirs her children: Douglas Howse, Harold Howse, Charles Howse, Theresa Polk and Phillip Howse.

Phillip Howse died, intestate, on March 2, 2020, leaving as heirs, his siblings: Douglas Howse, Harold Howse, Charles Howse and Theresa Polk. He left no surviving spouse or children.

Theresa Polk died, intestate, on March 6, 2021, leaving as heirs, her husband Edward Polk and children, Angela Lanier and Pamela Polk.

Claude Houston died, intestate, on March 28, 2013, leaving as heirs his children: Sherry Houston, Janet Coleman, Vanita (Benita) Houston, Gerald Houston and Leonard (Eric) Houston.

Leonard E. Houston died, intestate, on January 2, 2018, leaving as heirs, his surviving siblings: Sherry Houston, Janet Coleman, Vanita (Benita) Houston and Gerald Houston. He left no surviving spouse or children.

Grantors warrant that said property is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is _x_ property, known as **1526 Arthur Avenue Nashville, TN 37208**
improved

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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

Witness my hand this 10th day of September, 2021.

Vanita Houston by Gerald Houston her Attorney in Fact
Vanita Houston by Gerald Houston, her Attorney-in-Fact

Gerald Houston

Edward Polk

Pamela Polk by Edward Polk Attorney in Fact
Pamela Polk by Edward Polk, her Attorney-in-Fact

Angela Lanier by Edward Polk her Attorney in Fact
Angela Lanier by Edward Polk, her Attorney-in-Fact

William Howse

Douglas Howse by Harold Howse his attorney in fact
Douglas Howse by Harold Howse, his Attorney-in-Fact

Harold Howse
Harold Howse

Charles Howse by Harold Howse his Attorney in fact
Charles Howse by Harold Howse, his Attorney-in-Fact

Sherry Houston by Gerald Houston her Attorney in Fact
Sherry Houston by Gerald Houston, her Attorney-in-Fact

Janet Coleman by Gerald Houston her Attorney in Fact
Janet Coleman by Gerald Houston, her Attorney-in-Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Gerald Houston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Vanita Houston, Janet Coleman and Sherry Houston and acknowledged that he executed the same as the free act and deed of the said Vanita Houston, Janet Coleman and Sherry Houston.

WITNESS my hand and official seal at office this 10th day of September, 2021.

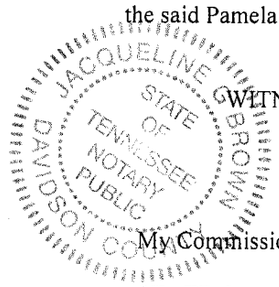
Jacqueline G Brown
Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Edward Polk, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Pamela Polk and Angela Lanier, and acknowledged that he executed the same as the free act and deed of the said Pamela Polk and Angela Lanier.



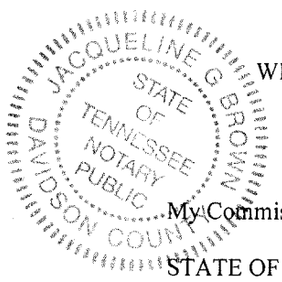
WITNESS my hand and official seal at office this 10th day of September, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Harold Howse, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Douglas Howse and Charles Howse, and acknowledged that he executed the same as the free act and deed of the said Douglas Howse and Charles Howse.



WITNESS my hand and official seal at office this 10th day of September, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

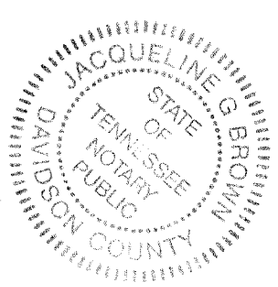
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gerald Houston, Edward Polk, William Howse, Harold Howse , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Sept 13, 2021.

Hadley Roper
Affiant Signature

9/13/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/13/2021.

Ronetta Lambrecht
Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

