WARRANTY DEED

Karen Johnson Davidson County
Batch# 723032 DEEDWARR
09/23/2021 03:57:30 PM 6 pgs
Fees: $33.00 Taxes: $869.50
20210923-0128245

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2021.

Jill L Swicegood
Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sekvan Benjamin Mohammed	NEW OWNER	092070094.00
(NAME)	(NAME)	
2116 Herman Street	5209 Ridgefalls Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Orsbey Larkins and Lovey Delorse Pride and Orsbey Lamont Tate and Derrica M. Christman and Andra Terral Christman and Samuelrita Selitta Larkins**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sekvan Benjamin Mohammed**, hereinafter called the GRANTEE(S), his/her/their 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 the east 1 foot of Lot No. 35 and the west 40 feet of Lot No. 36 on the Map of John Langham's Lots in Northwest Nashville, of record in Book 57, Page 91, Register's Office for for said County.

According to a survey made by Norris H. Hickerson, Surveyor, April 18, 1949, said parts of said lots adjoin and front together 41 feet on the northerly side of Herman Street and run back between lines, 160.3 feet on the westerly line and 160.3 feet on the easterly line, to an alley on which they measure 41 feet.

Being the same property conveyed to Cornelia Wallace, an unmarried woman by Deed from Andrea B. Duling, dated 05/04/1949, of record in Book 1715, Page 510, Register's Office for Davidson County, Tennessee.

The said Cornelia Wallace having since died intestate vesting the property in his/her heirs at law as evidenced by the affidavit of heirship attached hereto as Exhibit A and incorporated herein by reference.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Book 57, Page 91, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2116 Herman Street, Nashville, TN 37208

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of September, 2021.

Orsbey Larkins

Lovey Delorse Pride

Orsbey Lamont Tate

Derrica M. Christman

Andra Terral Christman

Samuelrita Selitta Larkins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Orsbey Larkins, Lovey Delorse Pride, Orsbey Lamont Tate, Derrica M. Christman, Andra Terral Christman, and Samuelrita Selitta Larkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of September, 2021.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public:

My Commission Expires: 8/10/25

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Exhibit A

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title to Property Owned by
Cornelia Wallace

After being duly sworn and under penalties of perjury, the undersigned, Wilma Harris avers as follows:

1. That she is familiar with the estate and heirs of Cornelia Wallace (deceased) having had personal knowledge her and her family in the capacity of family friend for over 35 years;
2. That Cornelia Wallace owned property located at 2116 Herman Street, Nashville, TN 37208 as evidenced by a deed of record in Book 1715, page 510 Register's Office for Davidson County, Tennessee;
3. That, at the time of her death, Cornelia Wallace was unmarried;
4. That Cornelia Wallace died intestate on September 10, 1992;
5. That Cornelia Wallace had two (2) children; Reedel Wallace and Naomi C. Larkins;
6. That Reedel Wallace died intestate;
7. That, Reedel Wallace pre-deceased Cornelia Wallace;
8. That, at the time of his death, Reedel Wallace was unmarried;
9. That Reedel Wallace had no children during his life;
10. That Naomi C. Larkins died intestate on March 31, 2019;
11. That Naomi C. Larkins was unmarried at the time of her death;

12. That Naomi C. Larkins had four (4) children during her life – Vera Jean Larkins, Velvet Lucille Larkins, Lovey Delorse Pride and Orsbey Larkins;

13. That Vera Jean Larkins pre-deceased Naomi C. Larkins;

14. That Vera Jean Larkins died intestate;

15. That, at the time of her death Vera Jean Larkins was unmarried;

16. That Vera Jean Larkins had four (4) children during her life – Orsbey Lamont Tate, Derrica M. Christman, Andra Terrall Christman and Samuelrita Selitta Larkins all of whom survived her;

17. That Velvet Lucille Larkins pre-deceased Naomi C. Larkins;

18. That, at the time of her death, Velvet Lucille Larkins was unmarried;

19. That Velvet Lucille Larkins had no children during her life;

20. That Velvet Lucille Larkins died intestate;

21. That as a result of the death of Cornelia Wallace, her heirs at law were the surviving children of Naomi C. Larkins - Orsbey Larkins and Lovey Delorse Pride and the children of Vera Jean Larkins (deceased daughter of Naomi C. Larkins) – Orsbey Lamont Tate, Derrica M. Christman, Andra Terrall Christman and Samuelrita Selitta Larkins;

22. That all of her heirs at law are over the age of majority and none of them suffer from any type of disability;

23. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Cornelia Wallace and that it will be relied on by all future parties to certify proper transfer and title to this and any other real estate owned by Cornelia Wallace.

Witness my hand this 29 day of May, 2021.

Wilma Harris

Wilma Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, before me, the undersigned, a Notary Public in and for the aforesaid state and county, Wilma Harris, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 29 day of May, 2021.

Notary Public

My Commission Expires: 11/08/2022

KESHA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 8, 2022

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 9/21/2021.

Kimberly D Hicks
Affiant
Date: 9/21/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of September, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON