Karen Johnson Davidson County
Batch# 733393 DEEDWARR
10/11/2021 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20211011-0136037

WARRANTY DEED

JASMYN HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pina Patel and Shane Brown	First Mortgage Solutions, LLC	
(NAME)	(NAME)	
4015 Nebraska Ave	9201 Ward Parkway	103-04-0-406.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kansas City, MO 64114	
(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, **I, CARMA CARTER WOODARD, MARRIED, INDIVIDUALLY AND AS EXECUTRIX, KRISTA MILLER, MARRIED, AND INGRID CARTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PINA PATEL AND SHANE BROWN, WIFE AND HUSBAND,** 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:

Being the easterly one-half of Lot 50, on the Map of West End Annex Subdivision, as of record in Book 332, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of said Lot No. 50 fronts 50 feet on the southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to James E. Carter and wife, Charlene Biles Carter, by Warranty Deed from Elizabeth Watson and Fiona Blalock, of record in Book 4522, Page 559, in the Register's Office of Davidson County, Tennessee, dated July 22, 1971 and recorded on July 22, 1971. James E. Carter died on February 18, 1994 leaving Charlene Biles Carter as sole surviving tenant by the entirety. The said Charlene Biles Carter died on April 24, 2021 leaving a Last Will and Testament that was probated under Docket No. 21P1041 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Carma Carter Woodard was appointed to serve as Executrix of the Estate under Article I, Krista Miller, Ingrid Carter and Carma Carter Woodward join in individually to convey and interest they may have. Carma Carter Woodard, Executrix of the Estate of Charlene Carter, joins in executing this deed to convey any interest the Estate may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as unimproved

4015 Nebraska Ave, Nashville, TN 37209
(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.

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 5th day of October, 2021

KRISTA MILLER

INGRID CARTER

CARMA CARTER WOODARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carma Woodard Carter, Krista Miller and Ingrid Carter, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 5th day of October, 2021

ESTATE OF CHARLENE CARTER

BY: Carma Carter Woodard

CARMA CARTER WOODARD, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Carma Woodard Carter, 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, and who further acknowledged that she is Executrix of The Estate of Charlene Carter and executed the within instrument as such Executrix.

Witness my hand and official seal this 5th day of October, 2021.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

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 10/07/2021 (date ~~of document~~).

Affiant Signature

10/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of October, 2021.

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

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025