THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **703,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2021 Notary Public MY COMMISSION EXPIRES: 6-B-24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 750649 DEEDWARR
11/08/2021 10:45:39 AM 2 pgs
Fees: $13.00 Taxes: $2,601.10
20211108-0148781

JAMES A. WACHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Paige Maloney	Monica Paige Maloney	MAP 104-12-0-
700 12th Avenue South #1412	700 12th Avenue South #1412	PARCEL 166.00
Nashville, TN 37203	Nashville, TN 37203	
(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, WE, **Pamela S. Ishie, Charles Paul Williams, and Maria Nichole Williams, the Heirs of Viva Sue Williams**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Paige Maloney**

HEREINAFTER CALLED THE GRANTEE, HER 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 the Southerly one-half of Lot 33 on The Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in book 332, page 56, Register's Office for said Country, as follows:

Said part of said lot fronts 50 feet on the westerly side of 19th Avenue South and runs back between parallel lines 189 feet to an alley.

Being the same property conveyed to Charles H. Williams and Wife, Viva Sue Williams, by Warranty deed from Patricia White Sloan Bradshaw of record in Book 6039, page 530, Register's Office for Davidson County, Tennessee, dated April 15, 1983, and recorded on April 18, 1983. The said Charles H. Williams died on September 15, 2015, leaving Viva Sue Williams as the survivor of their tenancy-by-the entireties. The said Viva Sue Williams later died on May 19, 2021. Pursuant to the Last Will and Testament of Viva Sue Williams [filed with the Circuit Court for Davidson County, Tennessee (Probate Division) under Docket #21P1639], the described property was devised unto Pamela S. Ishie, Charles Paul Williams and Maria Nichole Williams.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This IS IMPROVED property known as **2003 19TH Avenue South, Nashville, TN 37212.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 5th day of November, 2021.

Pamela S. Ishie

Pamela S. Ishie

Charles Paul Williams by Pamela S. Ishie attorney in fact

Charles Paul Williams by Pamela S. Ishie, Attorney-in-Fact

Maria Nichole Williams by Pamela S. Ishie attorney in fact

Maria Nichole Williams by Pamela S. Ishie, Attorney-in-Fact

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 **Pamela S. Ishie** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Pamela S. Ishie,** 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 on behalf of **Charles Paul Williams and Maria Nichole Williams** as their Attorney in Fact, as the free act and deed of the within named **Charles Paul Williams and Maria Nichole Williams.**

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

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public