THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736582

Karen Johnson Davidson County
Batch# 751524 **DEEDWARR**
11/09/2021 09:30:46 AM 6 pgs
Fees: $33.00 Taxes: $915.75

20211109-0149293

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $247,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roy Goldthreate 1616 24th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-14-0-182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roxie Holt (as to a 33.3333% interest), Angela Baxter a/k/a Angela Farrell (as to a 16.6667% interest), Carolyn Marshall (as to a 16.6667% interest), Helen Walker (as to a 3.7037% interest), Jimmie Patton (as to a 3.7037% interest), Marion Lavender (as to a 3.7037% interest), Sharon Hedrick (as to a 3.7037% interest), Vickie Patton (as to a 3.7037% interest), Brenda Jones (as to a 3.7037% interest), Rita McGee (as to a 3.7037% interest), Michael Patton (as to a 3.7037% interest), and Beverly Goldthreate (as to a 3.7037% interest), Heirs at Law of the Estate of Almeda C. Pope** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Roy Goldthreate, married**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 40 feet of the Southerly 122.5 feet of Lot No. 15 on the Map of Georgia Industrial Realty Company's Subdivision in North Nashville, as of record in Book 421, page 188, Register's office for said County.

Said part of said lot fronts 40 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Alemeda C. Pope by Quitclaim Deed from Charles E. Holt and Clara Holt of record in Instrument No. 20060308-0026993 Register's Office for Davidson County, Tennessee, dated March 03, 2006 and recorded on March 08, 2006. Alemeda C. Pope being one and the same as Almeda C. Pope.

Being the same property conveyed to Charles E. Holt and wife, Roxie L. Holt, as tenancy by the entirety by Quitclaim Deed from Charles E. Holt of record in Instrument No. 20210429-0057199 Register's Office for Davidson County, Tennessee, dated April 25, 2021 and recorded on April 29, 2021. This conveyance was meant to convey Charles's 33% interest in Almeda C. Pope's estate to his wife, Roxie L. Holt. Charles E. Holt died on May 19, 2021.

Almeda C. Pope died intestate on September 11, 2008. See Affidavit of Heirship of record in Instrument No. 20211109-0149291, showing Charles E. Holt, Clara Farrell, Helen Walker, Jimmie Patton, Marion Lavender, Sharon Hedrick, Vickie Patton, Brenda Jones, Rita McGee, Michael Patton, and Beverly Goldthreate as heirs at law.

Clara Farrell died intestate on December 6, 2021. See Affidavit of Heirship of record in Instrument No. 20211109-0149292, showing Angela Baxter a/k/a Angela Farrell and Carolyn Marshall as heirs.

Grantors Roxie Holt, Angela Baxter a/k/a Angela Farrell, Carolyn Marshall, Helen Walker, Jimmie Patton, Marion Lavender, Sharon Hedrick, Vickie Patton, Brenda Jones, Rita

McGee, and Michael Patton warrant that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Roy Goldthreate joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above-described property as spouse of Beverly Goldthreate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

This is improved property located at 1616 24th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2021.

Angela Baxter a/k/a Angela Farrell

Carolyn Marshall

Jimmie Patton

Marion Lavender

Sharon Hedrick

Vickie Patton

Michael Patton

Beverly Goldthreate

Roy Goldthreate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Baxter a/k/a Angela Farrell, Carolyn Marshall, Jimmie Patton, Marion Lavender, Sharon Hedrick, Vickie Patton, Michael Patton, Beverly Goldthreate, and Roy Goldthreate, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

Notary Public

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Roxie Holt

Roxie Holt

STATE OF INDIANA
COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roxie Holt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2021.

Edna M Dixon

Notary Public

My commission expires: 11/30/2025

Rita McGee

Rita McGee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita McGee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2021.

Notary Public

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Brenda Jones

Brenda Jones

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2021.

Barbara Swabb

Notary Public

My commission expires: 6/9/2029

Barbara Swabb
Notary Public Seal State of Indiana
Marion County
My Commission Number NP0734180
My Commission Expires 06/09/2029

Helen Walker

Helen Walker

STATE OF NC
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Walker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2021.

Romona W. Owens
Notary Public

My commission expires: 3-30-24

ROMONA W OWENS
Notary Public
Forsyth Co., North Carolina
My Commission Expires March 30, 2024