Karen Johnson Davidson County
Batch# 754093 DEEDWARR
11/12/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211112-0151095

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-21-1217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen McElroy	//	
(NAME)	(NAME)	
1914 Russell Street	408 S. 15th Street B	083-14-0-161.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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/we, **The Estate of Ben E Taylor, Michelle Poss, Administrator, C.T.A**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen McElroy, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 50 on the Plan of Block "C" of Priest Home Place Subdivision of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 50 feet on the Southerly side of Russell, formerly Ruth Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ben E. Taylor and wife, Juanita Taylor by Warranty deed from Juanita Taylor of record in Book 5406, page 50, Register's Office for Davidson County, Tennessee, dated March 09, 1979 and recorded on March 15, 1979. Juanita Taylor subsequently died on August 29, 2018, thereby vesting title into Ben E. Taylor as surviving tenant by the entirety. Ben E. Taylor a/k/a Ben Elmore Taylor subsequently died on August 1, 2020, and his will was probated in Case No. 20P1500 in the Seventh Circuit for Davidson County, Tennessee 20th Judicial District Probate Division at Nashville. Pursuant to the terms of said Last Will & Testament, the property vested into the beneficiaries of Ben Elmore Taylor: Willie E. Holeman, Connie A. Taylor and Gloria Thompson (sole heir at law of Edith R. Regen). Pursuant to Order for Authorizing Administrator, C.T.A. to sell real property Docket #20P1500, Michelle Poss was appointed Administrator c.t.a. and given authority to sell the subject property without joinder by the beneficiaries.

Being also known as 1914 Russell St Nashville, Tennessee 37206.

This is property more commonly known as 1914 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28th day of October, 2021.

The Estate of Ben E Taylor

By: Michelle Poss, Administrator C.T.A.

Michelle Poss, Administrator, C.T.A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

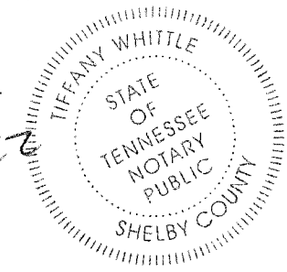
On this 28th day of October, 2021, before me personally appeared Michelle Poss, Administrator, C.T.A of The Estate of Ben E Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Tiffany Whittle

Notary Signature

My commission expires: 4/3/22



Certificate of Authenticity

I, Jill Neely, 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 10/28/2021.

Date

Affiant Signature

11/08/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON