Karen Johnson Davidson County
Batch# 793297 DEEDWARR
01/19/2022 02:58:02 PM 7 pgs
Fees: $38.00 Taxes: $1,165.50
20220119-0007482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-963

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian T. Watkins	Brian T Watkins	092 05 0 193.00
(NAME) 917 33rd Avenue North	(NAME) PO Box 90584	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gladys A. Greer, a single woman, Vanessa D. Greer, a single woman, Leland D. Greer, a married man, Vanessa L. Greer, a single woman, and Kendall W. Greer, a married man** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brian T. Watkins, a single man** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**"),

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 917 33rd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 6th day of January, 2022.

GRANTORS:

Gladys Greer

Gladys A. Greer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Gladys A. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of January, 2022.

Notary Public

My Commission Expires: 5/2/2022



IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 6th day of January, 2022.

GRANTORS:

Vanessa D. Greer

Vanessa D. Greer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Vanessa D. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of January, 2022.

Notary Public

My Commission Expires: 5/2/2022



IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 6th day of January, 2022.

GRANTORS:

Leland D. Greer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Leland D. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of January, 2022.



Notary Public

My Commission Expires: 5/2/2022

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 6th day of January, 2022.

GRANTORS:

Vanessa L. Greer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Vanessa L. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of January, 2022.



Notary Public

My Commission Expires: 5/2/2022

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 6th day of January, 2022.

GRANTORS:

Kendall W. Greer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kendall W. Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6th day of January, 2022.

Notary Public

My Commission Expires: 5/2/2022



EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 of Block No. 43 on the map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for said County.

Said Lots Nos. 15 and 16 front together 50 feet on the Westerly side of 33rd Avenue North, formerly Killarney Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Warren B. Sloan and wife, Emma D. Sloan, by Deed from A.B. Baugh and wife, Clara D. Baugh, of record in Book 1025, Page 198, in the Register's Office of Davidson County, Tennessee, dated February 11, 1937, and recorded on March 10, 1937.

Being the same property conveyed to George P. Barbee and wife, Ethel H. Barbee, by Installment Deed from Warren B. Sloan and wife, Emma D. Sloan, of record in Book 1539, Page 60, in the Register's Office of Davidson County, Tennessee, dated October 28, 1947, and recorded on November 03, 1947. Ethel H. Barbee died on August 10, 1976, while married to George P. Barbee, and is the sole owner as surviving tenant by the entirety.

Being the same property conveyed to George P. Barbee and wife, Georgia Lee Barbee, by Quitclaim Deed from George P. Barbee and Ethel H. Barbee, of record in Book 8540, Page 462, in the Register's Office of Davidson County, Tennessee, dated January 30, 1992, and recorded on January 31, 1992. The said George P. Barbee having died since February 23, 1997, while married to Georgia Lee Barbee, leaving Georgia Lee Barbee as the surviving tenant. Georgia Lee Barbee died on April 17, 2012, with her only children, Vanessa D. Greer and Gladys A. Greer as her sole heirs at law. Georgia Lee Barbee had a written last will and testament at the time of her death, however the will was never probated. The decedent's last will and testament devised the real property to children Vanessa D. Greer, Gladys A. Greer and grandchildren, Leland D. Greer, Venessa L. Greer, Kendall W. Greer, equally, as her heirs at law (see Affidavit of Heirship Recorded in Instrument No. 20141015-0095314). Therefore, the heirs at law, as well as all of the named beneficiaries in said will, execute this Warranty Deed to convey any interest they may have in said Property.

For reference, please see the Affidavit of Heirship executed by Pamela Murray, dated January 5, 2022, recorded as Instrument # 20220119-0007479, Register's Office Davidson County, Tennessee; and Affidavit of Heirship by Kennard Murray, dated January 5, 2022, recorded as Instrument # 20220119-0007480, Register's Office Davidson County, Tennessee, and Affidavit of Heirship executed by Vanessa D. Greer, Gladys A. Greer, Leland D. Greer, Venessa L. Greer and Kendall W. Greer recorded as Instrument # 20220119-0007481 Register's Office, Davidson County, Tennessee.