Karen Johnson Davidson County
Batch# 800543 DEEDWARR
02/04/2022 11:04:25 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20220204-0013196

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(7)

WARRANTY DEED

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JANUARY, 2022.

Taylor Hubbard

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DM-BR-21-1604

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Connor Finegan	**New Owner**	
(NAME)	(NAME)	**081 14 0 103.00**
1604 24th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY SUBLETT, MARRIED, AND SHERRY SUBLETT, CONSERVATOR FOR SHEMICKA MCCLURE AND SHERRY SUBLETT, TRUSTEE OF THE SHEMICKA MCCLURE SPECIAL NEEDS TRUST,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CONNOR FINEGAN,** hereinafter called the Grantee, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the southerly 50 feet of the northerly 100 feet of the westerly 200 feet of Lot No. 17 on the Map of the Subdivision of Georgia Industrial Realty Company's Property in North Nashville, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

Said part of Lot 17 fronts 50 feet on the easterly side of 24th Avenue, North and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Vernon Knight and wife, Bessie H. Knight, by Warranty Deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 1977, Page 496 in the Register's Office for Davidson County, Tennessee, dated June 14, 1951 and recorded on June 14, 1951. Vernon Knight having since died on May 19, 1982, leaving his wife, Bessie H. Knight, as the surviving tenant by the entirety.

Being the same property conveyed to Vernon Knight, Jr., Barbara Knight, Gwendolyn Holman, Shelia E. McClure and Shelia E. McClure as Trustee for the benefit of Tamika McClure, by Quitclaim Deed from Bessie H. Knight, while retaining a life estate, of record in Book 10829, Page 613, in the Register's Office for Davidson County, Tennessee, dated March 6, 1998 and recorded on March 9, 1998. Barbara Knight and Gwendolyn Holman conveyed their interest to Sherry Sublett by Quitclaim Deed of record in Instrument No. 20130924-0100406, Register's Office for Davidson County, Tennessee.

Vernon Knight, Jr. died intestate on August 2, 2004, leaving his mother, Bessie H. Knight as his sole heir at law; and Bessie H. Knight died intestate February 7, 2012, leaving her daughters, Barbara Knight and Gwendolyn Holman, as her sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20220204-0013190, Instrument No. 20220204-0013191, and Instrument No. 20220204-0013192, Register's Office for Davidson County, Tennessee.

Shelia E. McClure, also known as Sheila E. McClure, died intestate on February 20, 2007, leaving her daughter, Shemicka McClure as her sole heir at law, as evidenced by Affidavit of Heirship of

record in Instrument No. 20220204-0013193, Instrument No. 20220204-0013194, and Instrument No. 20220204-0013195, Register's Office for Davidson County, Tennessee.

Sherry Sublett was appointed as Successor Conservator of the Conservatorship of Shemicka McClure, a/k/a Temika McClure. By Order Creating Special Needs Trust, Appointing Trustee, and Approving Sale of Conservatorship Property (Case Number 07P-1956, in the Seventh Circuit Court for Davidson County, Nashville, Tennessee), dated January 28, 2022, Sherry Sublett, as both Conservator and Trustee for Shemicka McClure, was granted authority to execute the deed and the closing documents on behalf of the Conservatorship of Shemicka McClure and the Shemicka McClure Special Needs Trust.

Being a portion of the same property as conveyed to Sherry Sublett, by Quitclaim Deed from Barbara Knight and Gwendolyn Holman, of record in Instrument No. 20130924-0100406, in the Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 24, 2013. Said property is not the primary or marital residence of Sherry Sublett.

This conveyance is subject to:

- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGIA INDUSTRIAL REALTY CO, as recorded in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **1604 24th Ave N, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 28 DAY OF JANUARY, 2022.

Sherry Sublett

Sherry Sublett, Conservator for Shemicka McClure

BY: _____
Sherry Sublett, Conservator

Shemicka McClure Special Needs Trust

BY: _____
Sherry Sublett, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY SUBLETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 of January, 2022.

Notary Public
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY SUBLETT, CONSERVATOR FOR SHEMICKA MCCLURE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28 of January, 2022.

Notary Public
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY SUBLETT, TRUSTEE of SHEMICKA MCCLURE SPECIAL NEEDS TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28 of January, 2022.

Notary Public
My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM