Karen Johnson Davidson County
Batch# 816401 DEEDWARR
03/07/2022 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20220307-0025542



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2022.

Notary Public

My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Hamilton	David Hamilton	082-08-0-291-00
1001 Seymour Avenue	1001 Seymour Avenue	
Nashville, TN 37206-3413	Nashville, TN 37206-3413	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shirley Carter, individually and as Administrator of the Estate of Frances Marie Neal, Jewell Norfleet, Jacqueline Hill, Joyce Stafford, Valerie Hill, Vietta Corley, also known as Vietta Jones, Ashley Hill, Melvin Hill, III* and Christopher Hill

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Hamilton

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being part of Lot No. 6 on the Plan of the division of the real estate of John Hobson, deceased, as of record in Minute Book "L", Page 363, of the Circuit Court of Davidson County, described according to a survey thereof made August 14, 1934, by Erie Drake, County Surveyor, as follows:

Beginning at a point in the Northerly margin of Seymour Avenue 100 feet East of the Southeast corner of A. W. Hooker's plan of lots, as of record in Book 57, page 131, Register's Office for said County, being the Southwest corner of the property conveyed to J. B. Robinson, Trustee, by deed from Lewis T. Baxter and wife, of record in Book 714, page 305, said Register's Office; thence with the margin of said Avenue, Westwardly 50 feet to the Southeast corner of the property conveyed to Selma T.

Yarbrough and husband, by deed from Myrtle E. Staley and husband of record in Book 814, page 190, said Register's Office; thence with said Yarbrough's Easterly line Northwardly 172 feet, more or less, to the Southwest corner of the property conveyed to Lottie E. Parchman and husband, by deed from Myrtle E. Staley and husband of record in Book 767, page 167, said Register's Office; thence with said Parchman's Southerly line Eastwardly 50 feet to said Robinson's Westerly line; thence with the same, Southwardly 172 feet, more or less, to the point of beginning.

Being the same property conveyed to Frances R. Hill by Cash Deed for Tennessee from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D. C., acting by and through the Federal Housing Commissioner of record in Book 4693, Page 248, Register's Office for Davidson County, Tennessee. Said Frances R. Hill, also known as Frances Marie Neal died, intestate, on April 12, 2021 leaving surviving Jewell Norfleet, Shirley Carter, Jacqueline Hill, Joyce Stafford, Valerie Hill, Vietta Jones, also known as Vietta Corley, Ashley Hill, Melvin Hill, III* and Christopher Hill, as her heirs at law. The Estate of Frances Marie Neal having been entered as Case No. 21P1484 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and Shirley Carter appointed as Administrator of said Estate. Pursuant to that certain Order to Approve Contract for Sale of Real Property dated December 3, 2021, Shirley Carter, as Administrator, has been granted the authority to sell the above property, together with the heirs at law.

*The said Melvin Hill, III, being one and the same as Theophilus Hill identified in the court documents for The Estate of Frances Marie Neal, entered as Case No. 21P1484 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as **1001 Seymour Avenue, Nashville, TN 37206-3413.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor have hereunto executed this instrument on this the 22nd day of February, 2022.

The Estate of Frances Marie Neal

BY: Shirley Carter Administratrix
Shirley Carter, Administratrix

Jewell Norfleet

Christopher Hill
Christopher Hill

Melvin Hill, III

SP 11/2015

Shirley Carter

Vietta Jones

Ashley Hill

Jaqueline Hill, by Shirley Carter, her Attorney in Fact

Joyce Stafford, by Shirley Carter, her Attorney in Fact

Valerie Hill, by Vietta Jones her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shirley Carter, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Administrator of The Estate of Frances Marie Neal and that as Administrator she is authorized to execute the within instrument as Administrator and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jewell Norfleet, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Shirley Carter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Jacqueline Hill and Joyce Stafford, as their attorney in fact.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SP 11/2015

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Vietta Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Valerie Hill, as her attorney in fact.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ashley Hill, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Hill, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Theophilus Hill, also known as Melvin Hill, III the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 22-000418-529

SP 11/2015

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 02/22/2022 (date of document).

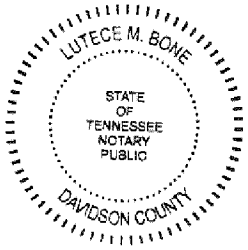
Affiant Signature

02/24/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of February, 2022.



Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024

NOTARY'S SEAL