Karen Johnson Davidson County
Batch# 821329 DEEDWARR
03/14/2022 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,178.24
20220314-0029304

PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62230
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
ILE Bluerock Program Portfolio, LLC **1159 Cottonwood Lane** **Irving, TX 75038**	NEW OWNER

TAX MAP PARCEL NUMBERS: 05810002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,442.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle James as devisee and as Executrix, under the Last Will and Testament of Bettie Gean Hester**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **ILE Bluerock Program Portfolio, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of a Resubdivision of Lot 67 Reserved Parcel "G" on the Plan of Section Two Gold Key Addition of record in Book 5050, page 13, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bettie G. Hester by Warranty Deed from Cumberland builders, Inc., a Tennessee Corporation, dated March 31, 1990 and recorded on April 6, 1990 of record in Book 8083, page 224, Register's Office for Davidson County, Tennessee. The said Bettie G. Hester has since died. The Last Will and Testament of Bettie Gean Hester, of record in Docket No. 21P1851, in the Seventh circuit Court for Davidson County, Tennessee, Probate Division, devised subject proeprty to Michelle James and appointed the said Michelle James, as Executrix, of said Last Willa nd Testament.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 13, said Register's Office, which Plan shows a 30, foot minimum building setback line from Golden Hill Drive, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as 4300 Golden Hills Drive, Nashville, TN 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2022.

Estate of Bettie Hester
By: Michelle James, Executrix
Michelle James, Executrix

Michelle James, Individually
Michelle James, Individually

State of Tennessee

County of Davidson

On this 22nd day of February, 2022, before me the undersigned authority, personally appeared **Michelle James as Executrix of the Estate of Bettie Hester and Michelle James, individually,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $318,442.00.

Affiant

Sworn and subscribed before me this 23rd day of February, 2022

Notary

My Commission Expires: 10.12.2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Lew, 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 2/22/22 (date of document).

Affiant Signature

2/24/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY