Karen Johnson Davidson County
Batch# 835165 DEEDWARR
04/06/2022 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20220406-0039627

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $535,000.00 Affiant Subscribed and sworn to before me This 29 day of March 2022 Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
George Tayab **868 Battery Lane** **Nashville, TN 37220**	New Owner	118 02 0 133.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-01-16341

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jesse Lee Crite, Jr., as Executor of the Estate of Addie E. Pettis, and Jesse Lee Crite, Jr. individually**, (hereinafter referred to as "Grantors") have bargained and sold, and by these presents does transfer and convey unto **George Tayab**, an unmarried man, (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 65 on the Map of the Subdivision of Kirkwood Heights, a part of the W.T. Berry Estates, as of record in Book 1130, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Horner Avenue, the common corner of Lots Nos. 64 and 65; thence with the line between said lots, northerly 172.5 feet to a

point; thence easterly 49.9 feet to the westerly margin of Dewees Avenue, thence with the margin of the same, southerly 150.8 feet to a point, the beginning of a curve; thence around said curve in a southwesterly direction 39.9 feet to the point in the north margin of Horner Avenue; thence with the margin of the same, westerly 40.9 feet to the point of beginning.

Being the same property conveyed to Addie E. King, also known as Addie E. Pettis, by Quitclaim Deed from Willie B. Pettis, et ux, of record in Book No. 8846, Page 626, Register's Office for Davidson County, Tennessee, dated January 21, 1993, and recorded on January 22, 1993, Addie E. Pettis has since died, and Jesse Lee Crite, Jr. was appointed as Executor of her Estate in her last will and testament dated December 4, 2017, filed for Probate in Case No. 21P2180. Jesse Lee Crite, Jr. was the sole devisee and beneficiary under her estate.

This is improved property known as 812 Horner Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable. Map & parcel; 118 02 0 133.00.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters on plat Book 1130, Page 18, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of March 2022.

GRANTORS:

By: _____
Jesse Lee Crite, Jr., as Executor of the Estate of Addie E. Pettis

By: _____
Jesse Lee Crite, Jr., individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Jesse Lee Crite, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executor of the Estate of Addie E. Pettis,** and as such **Executor** acknowledged the he is authorized to execute the foregoing instrument on behalf **of the Estate of Addie E. Pettis,** the within named bargainor, and that he, as **Executor,** executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand and seal, at Nashville, TN, this 24th day of March 2022.

_____
Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Jesse Lee Crite, Jr.,** 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.

Witness my hand and seal, at Nashville, TN, this 24th day of March 2022.

_____
Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

My Commission Expires: _____

Certificate of Authenticity

I, Robert J. Notestine, do herby 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 3/29/22.

AFFIANT SIGNATURE 3/30/22 Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 30th day of March, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY