1st

Karen Johnson Davidson County
Batch# 840237 DEEDWARRSP
04/18/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220418-0043824

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,400,000.00**

Wilma Shelton Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF **APRIL, 2022.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MTP – 1504 4TH AVE S, LLC	**SAME**	**105-07-0-472.00** **105-08-0-230.00**
(NAME) **1300 MARTIN STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILMA SHELTON BAKER AND ALBERT HARRISON SHELTON THE HEIRS AT LAW OF SURENE SHELTON A/K/A ETHEL SURERENE SHELTON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MTP -1504 4TH AVE S, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of 4th Avenue South, as widened, at a point 75 feet south of the Southerly margin of Carney, formerly Cass Street; thence at right angles, Eastwardly 286.4 feet, more or less, to the Westerly line of the Mellville Williams Subdivision, as of record in Book 161, page 30, Register's Office for said County; thence with said line, Southwardly 75 feet to the Northeast corner of the property conveyed to Parker Fry and wife, by deed from Michael Carney and wife, of record in Book 49, page 97, said Register's Office; thence with said Fry's Northerly line, westwardly, 287.9 feet, more or less, to the Easterly margin of 4th Avenue South, as widened; thence with said Avenue, Northwardly 75 feet to the Beginning.

Being the same property conveyed to WILLIAM L. SHELTON and wife, SURENE SHELTON, by deed from DENNIE J. WHITE, an unmarried man, of record in Book 1295, page 302, dated May 16, 1944, said Register's Office.

WILLIAM L. SHELTON died on or about January 17, 1996, leaving SURENE SHELTON as the surviving tenant by the entirety.

SURENE SHELTON AKA ETHEL SUERENE SHELTON died intestate on or about September 8, 2000. Upon her death, the subject property passed to her only heirs at law, WILMA SHELTON BAKER and ALBERT HARRISON SHELTON, as evidenced by Affidavit of Heirship of record in Instrument No. 20210720-0097413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, page 30 and Sewer Easement to City of Nashville of record in Book 2651, page 477, in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **1504 AND 0 4TH AVE. SOUTH, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTORS, but not otherwise**. 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 our hands this 5th day of April, 2022.

Wilma Shelton Baker
WILMA SHELTON BAKER

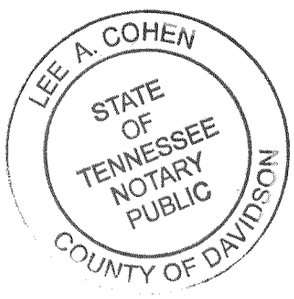
Albert Harrison Shelton
ALBERT HARRISON SHELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wilma Shelton Baker and Albert Harrison Shelton,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of April, 2022.

My commission expires: **May 2, 2022**



Lee A. Cohen
Notary Public

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 4/5/2022 (date of document).

Affiant Signature

4/8/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

