Karen Johnson Davidson County
Batch# 854248 DEEDWARR
05/12/2022 11:49:30 AM 8 pgs
Fees: $43.00 Taxes: $647.50
20220512-0054778

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021060169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ALFREDA GANT	same as new owner	
(NAME)	(NAME)	
1903 Hermosa St.		092-07-0-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. HERBERT GANT AKA JOHN HERBERT GANT, R. L. GANT, ALFREDA GANT, JOHNNY GANT, MELVIN GANT, JR. AND TIFFANY NEELY AKA TIFFANY GANT NEELY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFREDA GANT,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached
Exhibit A and Exhibit B

unimproved ☒
This is improved ☐ property, known as 1903 Hermosa St., Nashville, TN 37208
(House No.) (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 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.

Executed by my hand this the 7th of March, 2022.

Tiffany Gant Neely, Court Authorized Signer

STATE OF Tennessee

County OF Davidson

Before me, Chukwudi Echetebu, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that TIFFANY GANT NEELY AS AUTHORIZED SIGNOR, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th of March, 2022.

Notary Public

My Commission Expires: May 7, 2024

(SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr., Suite 214
Nashville, TN 37211

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 and the westerly one-half of Lot No. 11, as shown on the map entitled Ashcraft's Subdivision, Part of Lot No. 14 of the Harding Lytle Tract, of record in Book 57, page 162 (erroneously referred to in prior deeds as page 62), Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 10 and part of Lot No. 11 front together 37 1/2 feet on the southerly side of Hermosa Street and run back between parallel lines 159.9 feet to an alley.

Being the same property conveyed to JOHN H. GANT AND WIFE, EMMA C. GANT, by deed from SAM GARFINKLE AND WIFE, EVA R. GARFINKLE, of record in Book 3428, page 600, dated September 27, 1960, said Register's Office.

EMMA C. GANT died on or about June 24, 1962, leaving JOHN H. GANT as surviving tenant by the entirety. JOHN H. GANT died intestate on or about July 13, 1983 leaving JOHN H. GANT JR., R. L. GANT, J. HERBERT GANT AKA JOHN HERBERT GANT, ORA LEE GANT, LEVI GANT, AND SHIRLEY GANT as his only heirs at law. SHIRLEY GANT died intestate on or about January 8, 1979, leaving EDWARD L. GANT, JANICE HUDSON, BOBBY GAINES, JR. AND BOBBIE JEAN WAGNER as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20070409-0041706, and as Instrument No. 20141017-0096143, said Register's Office.

LEVI GANT died intestate on or about February 1, 1989, leaving ARLINDA GANT, LORETTA WILKINS, YOLANDA GANT, ANTONIO GANT, RODERICK GANT AND LEVI GANT, JR. as his only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20141017-0096145, said Register's Office.

ORA LEE GANT died intestate on or about April 29, 2003, leaving MELVIN GANT, ALFREDA GANT, TERESA HAILEY AND JOHNNY GANT as her only heirs-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20141017-0096144, said Register's Office.

JOHN H. GANT, JR. died intestate on or about May 3, 2004, leaving GREGORY GANT AND CHENETA LASHA GANT as his only heirs-at-law. For further reference see Affidavits of Heirship of record as Instrument Nos. 20060228-0023202, and 20060228-0023203, said Register's Office.

MELVIN GANT died intestate on or about October 16, 2004, leaving MELVIN GANT, JR. as his only heir-at-law. For further reference see Order of record in Docket No. 17-1057-II, in the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County.

TERESA HAILEY aka TERESA GANT HAILEY died intestate on or about October 28, 2021, leaving HOBERT HAILEY as her only Heir-at-Law.

CHENETA LASHA GANT conveyed her interest in said property to GREGORY ANTHONY GANT, by Quitclaim Deed of record as Instrument No. 20060329-0035479, dated March 29, 2006, and re-recorded as Instrument No. 20060619-0072956, said Register's Office. GREGORY A. GANT further conveyed his interest in said property to EDWARD GANT, by Quitclaim Deed of record as Instrument No. 20080922-0096115, dated September 18, 2008, said Register's Office.

EDWARD GANT died intestate on or about July 16, 2011, Pursuant to the Order of record in Docket No. 17-1057-II, in the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County, TIFFANY GANT NEELY has been declared the only Heir-at-Law of EDWARD GANT.

BOBBIE JEAN WAGGONER, BOBBY GAINES, JR., AND JANICE HUDSON conveyed their interest in said property to TIFFANY GANT NEELY, by Quitclaim Deed of record as Instrument No. 20110808-0060786, dated August 5, 2011, said Register's Office.

ARLINDA GANT conveyed her interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096146, dated October 15, 2014, said Register's Office.

LORETTA WILKINS conveyed her interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096147, dated October 15, 2014, said Register's Office.

ANTONIO GANT conveyed his interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096148, dated October 15, 2014, said Register's Office.

RODERICK L. GANT conveyed his interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141017-0096149, dated October 15, 2014, said Register's Office.

LEVI GANT, JR. conveyed his interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141031-0100568, dated October 30, 2014, said Register's Office.

YOLANDA GANT conveyed her interest in said property to TIFFANY GANT, by Quitclaim Deed of record as Instrument No. 20141031-0100569, dated October 30, 2014, said Register's Office.

EXHIBIT "B"

E-FILED
12/23/2021 2:35 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY

TIFFANY GANT NEELY,	)	
	)	
Plaintiff,	)	
	)	
v.	)	
	)	**Case No. 17-1057-II**
JOHN HERBERT GANT, R.L. GANT,	)	
ALFREDA GANT, THERESA GANT HAILEY,	)	
JOHNNY GANT, AND MELVIN GANT JR.,	)	
	)	
Defendants.	)	
	)	
IN RE: REAL PROPERTY IN DAVIDSON	)	
COUNTY LOCATED AT 1903 HERMOSA ST.	)	
NASHVILLE, TENNESSEE 37214	)	

ORDER

This matter came to be heard during the December 3rd, 2021 status conference. Appearing at the hearing were William Stover, counsel for Plaintiff, Charles Duke, counsel for Defendant John Herbert Gant, John Herbert Gant himself, and Andre Johnson, counsel for Alfreda Gant. Upon the record and sworn testimony of the parties and their counsel, this Court finds the following:

1. The Court finds that because of the nature of the subject property, the property cannot be divided in-kind and must be partitioned and sold.
2. The Court finds that diligent effort has been made to identify, communicate, and give notice to all interested parties. To date, there have been no objections to the partition of this property.

3. The Court hereby approves the purchase and sale agreement presented by Defendant Alfreda Gant and finds that Defendant Alfreda Gant shall proceed with closing on the purchase of the subject property on or before January 31st, 2022.
4. The Court appoints Plaintiff to sign all closing documents and any other necessary documents to complete the sale of the subject property to Defendant Alfreda Gant.
5. All proceeds from the sale shall be immediately deposited with the Davidson County Chancery Clerk and Master pending further orders of this Court.
6. Upon receipt of the proceeds, the Court shall make findings regarding all respective interests and offsets and/or reimbursements that may be due, owing, and payable to any interested party.

IT IS SO ORDERED.

s/Anne C. Martin
ANNE C. MARTIN
CHANCELLOR, PART II

APPROVED FOR ENTRY:

s/Andre Johnson
Andre Johnson, BPR #23293
1720 West End Avenue
Ste. 300
Nashville TN 37203
(615) 254-1600

CERTIFICATE OF SERVICE

This is to certify that a true and correct copy of the foregoing document has been served on the following counsel of record in the manner of service indicated below:

William H. Stover, Esq.
Stover Law Group
Washington Square Building
222 2nd Avenue North, Suite 326
Nashville, TN 37201

John Herbert Gant
3908 Southview Drive
Nashville, TN 37218

R.L. Gant
3935 Pheasant Drive
Nashville, TN 37218

Johnny Gant
General Delivery
Nashville, TN 37202

Melvin Gant Jr.
1905 Hermosa Street, Apt. A
Nashville, TN 37208

Theresa Gant
3219 Holland Lane
Nashville, TN 37218

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE,
THIS 20 DAY OF April 2022
MARIA M. SALAS, CLERK & MASTER
BY: DEPUTY

s/Andre Johnson
Andre Johnson

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 03-07-2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 05-02-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 05-02-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

