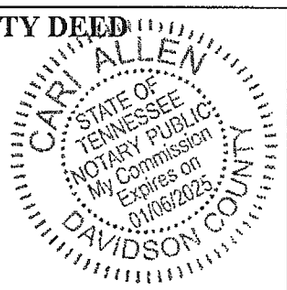
WARRANTY DEED



Karen Johnson Davidson County
Batch# 866143 DEEDWARR
06/02/2022 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20220602-0063473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Theodore R. Ensley Jr.	SEND TAX BILLS TO: Theodore R. Ensley Jr.	MAP-PARCEL NUMBERS
(NAME) 7409 Hallows Dr.	(NAME) 7409 Hallows Dr.	05905000600
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Herman Lee Ensley, an unmarried man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theodore R. Ensley Jr.** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 122, Buena Vista Estate, Section 2, of record in Book 3842, Page 257, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Buena View Boulevard at the corner of Lot Nos. 122 and 123; thence northwardly with the line between Lots Nos. 122 and 123, 116 feet to a point in the southerly line of Lot No. 121: thence westwardly with the line between Lot Nos. 121 and 123, 101.7 feet to a point in the easterly margin of Vista View Drive, 90.36 feet to a point which is the beginning of a curve to the left, thence around said curve having a radius of 25 feet, a distance of 39.44 feet to a point in the northerly margin of Buena View Boulevard; thence eastwardly with said margin of said Boulevard, 98.39 feet to the point of beginning.

Being the same property conveyed to Herman Lee Ensley and wife, Jennie Rice Ensley and Ida Marie Boyd, by Warranty Deed dated December 20, 1972, of record at Book 4682, Page 1 in the Register's Office of Davidson County, Tennessee.

Jennie Rice Ensley died intestate on February 6, 1987 leaving Herman Lee Ensley as her sole heir by Affidavit of Heirship of record at Instrument No _____202206020063472_____ in the Register's Office, Tennessee.

Ida Marie Boyd died testate on December 17, 1995 leaving her interest to Herman Ensley by Order of Muniment of Title at Docket No 13P1576 in the Probate Court of Davidson County, Tennessee. Said Last Will and Testament is recorded at Instrument No. 20140103-0000878 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3010 Buenaview Blvd Nashville, TN 37218
(unimproved) (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 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.

Witness my hand this 26th day of May, 2022.

Herman Lee Ensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Herman Lee Ensley** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2022.

Notary Public
My Commission Expires: 11/3/25

Certificate of Authenticity

I, Holly A Mason, 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 May 26th, 2022.

Affiant Signature

5/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

202206020063473