Karen Johnson Davidson County
Batch# 878708 DEEDWARRSP
06/27/2022 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20220627-0073197

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,300,000.00.

Affiant

Subscribed and sworn to me on 06/16/22

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tennessee State University Foundation 3500 John A. Merritt Blvd. Campus Box 9542 Nashville, TN 37209	SAME AS NEW OWNER	092-01-0-072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ellen Stokes Banks, as Personal Representative of the Estate of Ellen Ruth Willis, and Ellen Stokes Banks and Patra Stokes Johnson, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Tennessee State University Foundation, a Tennessee corporation, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block 23 on the Map of Midway, not of record, and described as follows:

Said part of said lot fronts 100 feet on the southerly side of Centennial Boulevard, and runs back between parallel lines, along the easterly margin of 32nd Avenue North, 135 feet to the northerly margin of proposed alley called for in deeds.

Being the same property conveyed to Ellen Ruth Willis, an unmarried woman, by Warranty Deed from Dorothy L. Brown, an unmarried woman, of record in Instrument No. 20020912-0111418, in the Register's Office for Davidson County, Tennessee, dated September 12, 2012, and recorded on September 12, 2002. The said Ellen Ruth Willis died on February 9, 2021. Ellen Ruth Willis's Last Will and Testament was admitted to probate by court order dated August 19, 2021, Docket No. 21P968, in the Seventh Circuit Court of Davidson County, Probate Division. In her Last Will and Testament, Ellen Ruth Willis bequeathed to Ellen Stokes Banks and Patra Stokes Johnson all rights, title and interest in real property located at 3109 John A. Merritt Boulevard, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to the following:

1. County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.;
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 3109 John A. Merritt Blvd., Nashville, Tennessee 37209.

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, its successors and assigns, forever, and GRANTORS

do hereby covenant with the said GRANTEE that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 06/16/22.

Ellen Stokes Banks

Patra Stokes Johnson

Patra Stokes Johnson

Estate of Ellen Ruth Willis

By: Ellen Stokes Banks, Personal Representative

STATE OF _____,
COUNTY OF _____

On 06/16/22, before me personally appeared Ellen Stokes Banks, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/16/22.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Virginia
COUNTY OF Newport News City

On 06/16/22, before me personally appeared Patra Stokes Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/16/22.

NOTARY PUBLIC

KRISTEL EMILY ANONUEVO
NOTARY PUBLIC
REGISTRATION # 7791366
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2023

My Commission Expires: Jan. 31, 2023

STATE OF _____,
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ellen Stokes Banks, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Personal Representative of The Estate of Ellen Ruth Willis, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing for The Estate of Ellen Ruth Willis by herself as Personal Representative.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: _____

do hereby covenant with the said GRANTEE that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 06/16/22.

Ellen Stokes Banks
Ellen Stokes Banks

Patra Stokes Johnson

Estate of Ellen Ruth Willis
Ellen Stokes Banks
By: Ellen Stokes Banks, Personal Representative

STATE OF North Carolina,
COUNTY OF Wake

On 06/16/22, before me personally appeared Ellen Stokes Banks, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/16/22.

Ronda A Rudd
NOTARY PUBLIC

RONDA A. RUDD
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires January 7, 2024

My Commission Expires: 07 January 2024

STATE OF _____,
COUNTY OF _____

On 06/16/22, before me personally appeared Patra Stokes Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/16/22.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF North Carolina
COUNTY OF Wake)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ellen Stokes Banks, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Personal Representative of The Estate of Ellen Ruth Willis, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing for The Estate of Ellen Ruth Willis by herself as Personal Representative.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of June, 2022.

Ronda A Rudd
NOTARY PUBLIC

My Commission Expires: 07 JAN 2024

RONDA A. RUDD
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires January 7, 2024

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 16, 2022.

John Cobb Rochford

June 16, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 16, 2022.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025