Karen Johnson Davidson County
Batch# 885093 DEEDWARR
07/06/2022 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,009.36
20220706-0077994

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,800.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Gunn, Sr.	Ronald Gunn, Sr.	59-11
	(NAME)	
3901 Augusta Drive	113 Drennan Lane	88
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Valdace Levarity and Eugene H. Levarity and Margaret Levarity and Jimmie Mae Stevens and Emma Petway, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald Gunn, Sr., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 449 on the Plan of Section III, Haynes Manor, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Wilson and wife Martha Lee Dotson Wilson and Nannie B. Dotson by deed from The Cumberland Builders, Inc. dated March 12, 1969 and of record in Book 4316, Page 842, Register's Office for Davidson County, Tennessee. Nannie B. Dotson died unmarried and intestate, on 12/15/1975, survived by her only child, Martha Lee Dotson Wilson. Martha Lee Dotson Wilson died intestate on March 18, 1977 leaving no issue, her sole heir thus being her husband Robert L. Wilson.

Robert L. Wilson subsequently conveyed the property to himself and Sarah W. Coles, as tenants by the entireties by a quitclaim dated May 4, 1978 and of record in Book 5284, Page 491. Robert L. Wilson and Sarah W. Coles were siblings and not spouses.

Robert L. Wilson died on 4/5/1995 and by Will, admitted to Probate as a muniment of title by Order of the Seventh Circuit Court for Davidson County, Tennessee, Case 22P-877, devised his interest in the within property to Sarah W. Coles. Said Will further devised to Lillie Mae Moore a right to live in the property under conditions which have since been forfeit, as shown by an Affidavit of Abandonment placed of record as Instrument 202207060077991 said Register's Office.

Sarah W. Coles died on August 11, 1983, having left no issue and survived by her husband James E. Coles, as shown by an Affidavit of Heirship placed of record as Instrument 202207060077987, said Register's Office. James E. Coles died, an unmarried resident of the State of Massachusetts, on 1/1/1985. He devised the within property to Howard E. Levarity by his Will, admitted to Probate by order entered May 13, 1985 by the Probate and Family Court of Suffolk County, Masschusetts, Case 85P0038EIM, and further as a muniment of title by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 22P-876.

Howard E. Levarity subsequently died unmarried and intestate on July 9, 2016, survived by Margaret Levarity, Eugene H. Levarity, and Valdace Levarity, as shown by an Affidavit of Heirship placed of record as Instrument _202207060077990__, said Register's Office.

Jimmie Mae Stevens and Emma Petway join this conveyance for the purpose of quitclaiming any interest they may have as the residual beneficiaries of the Will of Robert L. Wilson.

This property is not a residence of any Grantor, his/her spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 3901 Augusta Drive, Nashville, TN 37207
(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/our hand(s) this 23rd day of June, 2022.

Valdace Levarity, by Eugene H. Levarity, Atty in Fact

Eugene H. Levarity

Margaret Levarity, by Eugene H. Levarity, Atty in Fact

Jimmie Mae Stevens

Emma Petway

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie Mae Stevens and Emma Petway, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Notary Public

My Commission Expires: 7/9/2025

DANIEL WESTHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene H. Levarity, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Notary Public

My Commission Expires:

STATE OF FLORIDA

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 3901 Augusta Drive, Nashville, TN 37207
(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/our hand(s) this 23rd day of June, 2022.

Valdace Levarity, by Eugene H. Levarity, Atty in Fact

Eugene H. Levarity

Margaret Levarity, by Eugene H. Levarity, Atty in Fact

Jimmie Mae Stevens

witness: Cecilia Belinda Freeman
Cecilia Belinda Freeman

Emma Petway

witness: Carl McKinnon Jr
Carl McKinnon Jr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie Mae Stevens and Emma Petway, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Notary Public

My Commission Expires:

(SEAL)

STATE OF FLORIDA
COUNTY OF GADSDEN {X} Physical Presence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene H. Levarity, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Cecilia Belinda Freeman
Notary Public Cecilia Belinda Freeman

My Commission Expires: 4/9/2023

CECILIA BELINDA FREEMAN
Notary Public - State of Florida
Commission # GG 321597
My Comm. Expires 04-09-2023
Bonded Through
National Notary Association - Florida

STATE OF FLORIDA

WARRANTY DEED
(Continued)

COUNTY OF GADSDEN {X} Physical Presence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene H. Levarity, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and, being duly sworn, acknowledged himself to be Attorney in Fact for Valdace Levarity and Margaret Levarity, the bargainors, and authorized so to do, executed the within instrument on behalf of said bargainors by executing their names by himself as such Attorney in Fact.

Witness my hand and official seal, this the 23rd day of June, 2022.

Cecilia Belinda Freeman

Notary Public Cecilia Belinda Freeman

My Commission Expires: 4/9/2023

CECILIA BELINDA FREEMAN
Notary Public - State of Florida
Commission # GG 321597
My Comm. Expires 04-09-2023
Bonded Through
National Notary Association - Florida

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 23RD day of JUNE, 2022.

Date: 6-27-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 27TH day of JUNE, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY