BOX 10-A

(1)

Karen Johnson Davidson County
Batch# 889429 DEEDWARR
07/15/2022 10:21:19 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220715-0081365

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 $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(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
ELLIOTT DEVELOPMENT, LLC	SAME	091-02-0-123.00
(NAME)	(NAME)	
3844 S MOUNT JULIET RD		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S WARRANTY DEED

FOR AND IN 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, **I, RITA DAUGHERTY STANLEY, EXECUTRIX OF THE ESTATE OF CORA D. DAUGHERTY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSOR AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARCHIE DAUGHERTY AND WIFE, CARDELL DAUGHERTY by deed from CHARLES LEE LARUE AND BETTY JEAN VICK LARUE of record in Book 5501, Page 576, dated September 18, 1979, said Register's Office. ARCHIE DAUGHERTY died on or about August 2, 1985, leaving CORA DELL DAUGHERTY, A/K/A CARDELL DAUGHERTY AND CORA D. DAUGHERTY, the surviving tenant by the entirety.

For further reference see quitclaim deed of record in Book 6696, Page 789, said Register's Office. Cora D. Daugherty subsequently conveyed said property to KENNETH WAYNE DAUGHERTY FOR LIFE with remainder to RITA J. STANLEY by quitclaim deed of record in Instrument No. 20070606-0067551, dated December 20, 2006 said Register's Office. Rita J. Stanley conveyed her remainder interest back to Cora D. Daugherty by quitclaim deed of record in Instrument No. 20080514-0049696, dated March 31, 2008, said Register's Office. KENNETH WAYNE DAUGHERTY died on or about June 3, 2020.

CORA D. DAUGHTERY died on or about October 14, 2013. Her Will was admitted to Probate in the Chancery Court for Dickson County, Tennessee, on August 11, 2021 (See Docket #2021-PR-145) The Estate was declared insolvent and by Order of said Court entered June 29, 2022, said property was ordered to be sold as part of the Probate Estate.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6112 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 13th day of July, 2022.

Rita Daugherty Stanley Executrix

RITA DAUGHERTY STANLEY,
EXECUTRIX OF THE ESTATE OF CORA D. DAUGHERTY

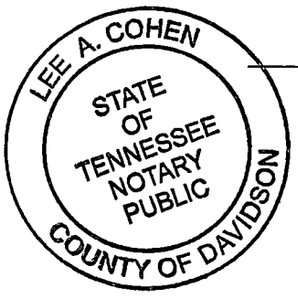
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RITA DAUGHERTY STANLEY, EXECUTRIX OF THE ESTATE OF CORA D. DAUGHERTY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2022.

My commission expires: March 3, 2026



Lee A. Cohen
Notary Public