Karen Johnson Davidson County
Batch# 924622 DEEDWARRSP
10/03/2022 11:38:41 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20221003-0108737

THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop, #4B
Santa Rosa Beach, FL 32459

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: New Owner	MAP/PARCEL
Tanner Lee Tomes, etal	Tanner Lee Tomes & Amanda Tomes	Map 91-16-0
4412 Park Avenue	4412 Park Avenue	Parcel 29
Nashville, TN 37209	Nashville, TN 37209	

KNOW ALL MEN BY THESE PRESENTS that I, Leslie M. Riley, an unmarried person (hereinafter the "Grantor") for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does hereby transfer and convey unto Tanner Lee Tomes, Amanda Tomes, Duane A. Warren and Lela Maria Warren, as Tenants in Common (hereinafter the "Grantee"), their successors and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described below.

Land in Davidson County, Tennessee, being the southeasterly part of a lot marked "exchange building" on the Plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of Park Avenue, formerly First Avenue, at a point 100 feet east of a lot formerly owned by Misses Strong, said point being the southeast corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with said Murray's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Park Avenue 50 feet; thence southwardly and parallel with Murray's easterly line 150 feet to the northerly margin of Park Avenue; thence with same westwardly 50 feet to the beginning.
Also conveyed herein to the Grantee, is all of Grantor's interest, if any, in the 10 ½ feet x 160 ½ feet strip of land located adjacent to the Property and runs from the alley behind 4501 Charlotte Avenue to Park Avenue which is referenced in Book 641, page 274, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie M. Riley, by Executor Deed from Leslie M. Riley in her capacity as Executor of the Mark Charles Lambert Estate, of record in Instrument No. 20220525-0060497, in the Register's Office of Davidson County, Tennessee, dated May 19, 2022 and recorded on May 25, 2022.

Further, being the same property conveyed to Richard A. Pratt and wife Vera Louise Pratt, of record in Book 8628, Page 136 in the Register of Deed's Office for Davidson County, Tennessee, the said Vera Louise Pratt having died on July 11, 2006 and upon her death, the Property was vested solely in Richard A. Pratt as survivor of his wife. The said Richard A. Pratt died on February 20, 2020 and pursuant to his Last Will and Testament which was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P-400, the Property was devised as follows: a one-half undivided interest to Mark Lambert and a life estate in the remaining one half undivided interest to Timothy Tomes, with the remainder to Mark Lambert upon the death of Timothy Tomes.

Timothy Tomes desired to relinquish all ownership of his life estate interest in the Property, including the 10 ½ foot strip of land described above and conveyed all his interest in the Property to Mark Lambert and wife Leslie M. Riley of record in Instrument No. 20210312-0033027, Register's Office for Davidson County, Tennessee. After said conveyance Timothy Tomes was divested of any interest in the Property, however the underlying fee of the Property remained in the ownership of Mark Lambert. The said Mark Lambert died on January 29, 2022 and pursuant to his Last Will and Testament, which is being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 22P-409, the Property was devised to Grantor as described above.

This conveyance is expressly made subject to the restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition to Nashville, as recorded in Plat Book 57, Page 103 and furth subject to an Easement of record in Book 841, Page 396, both in the Register's Office for Davidson County, Tennessee.

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, their successors and assigns forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

Grantor does further covenant and bind herself, her successors, and assigns to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims by, through, or under the Grantor, only.

This is improved property known as 4412 Park Avenue Nashville, TN 37209.

WITNESS my hand this 13th day of September, 2022.

Leslie M. Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, the within named Leslie M. ~~Lambert~~ Riley personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name to this Special Warranty Deed.

Witness my hand and official seal this 13th day of September, 2022.

Brian D. Mitchell
Notary Public

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Sworn to and subscribed before me this 15th day of September, 2022.

Notary Public

My Commission Expires: 7/6/2026

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY