Karen Johnson Davidson County
Batch# 936982 DEEDWARR
11/02/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20221102-0118452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/5/2025
(AFFIX SEAL)

NATALIE KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-8-0217-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kudzu Real Estate, Inc.	Kudzu Real Estate, Inc.	059-16-0038 and 059-16-0-037
(NAME)	(NAME)	
203 Point East Drive	203 Point East Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty Thousand And No/100 Dollars ($140,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, VICTORIA MITCHELL, AS ADMINISTRATOR OF THE ESTATE OF SHIRLEY ALLEN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KUDZU REAL ESTATE, INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND 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) 7 and 8, as shown on the map entitled Haynie's Cleveland Plan, of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lots 7 and 8 adjoin and front 40 feet each on the easterly side of White's Creek Pike and run back between lines to an alley in the rear, measuring 40 feet each, thereon, said plan not disclosing the depth of said lots.

Being the same properties conveyed to THOMAS ALLEN AND WIFE, SHIRLEY ALLEN, by deed from ERNEST ALLEN AND WIFE, HATTIE ALLEN, of record in Book 5011, Page 979, dated April 2, 1976, said Register's Office. THOMAS ALLEN ALSO KNOWN AS THOMAS D. ALLEN died on or about November 10, 2002 leaving SHIRLEY ALLEN ALSO KNOWN AS SHIRLEY RANDOLPH ALLEN as surviving tenant by the entirety. SHIRLEY ALLEN ALSO KNOWN AS SHIRLEY RANDOLPH ALLEN died intestate on or about July 26, 2020. Pursuant to the Order dated August 11, 2022, of record in Case No. 20P1561 in the Seventh Circuit Court for Davidson County, Tennesse, Probate Division, the Administrator has been authorized to sell said property due to insufficient personal property to cover the debt of the decedent.

unimproved ☒
This is improved ☐ property, known as 0 Whites Creek Pike, Nashville, TN 37207
2511 Whites Creek Pike, Nashville, TN 37207
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 27TH day of OCTOBER, 2022.

Estate of Shirley Allen

BY: _____
Victoria Mitchell, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Victoria Mitchell, 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 Administrator of the Estate of Shirley Allen, the within named bargainor, and that such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing her name as Administrator of the Estate of Shirley Allen.

WITNESS my hand, at office, this 27th day of October, 2022.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 OCTOBER 27, 2022

_____ 11/2/22
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2ND day of NOVEMBER 2022

Notary Public: _____

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES