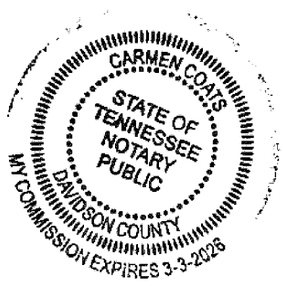
Karen Johnson Davidson County
Batch# 953409 DEEDWARR
12/20/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221220-0131320

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Gotham Contracting, LLC | New Owner(s) | 071-16-0-270.00 |
| 3262 Hixson Avenue | | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH A. SHAW, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOTHAM CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 No. 330 and 331 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 330 and 331 front together 60 feet on the Easterly side of North Right Street, and run back between Parallel Lines 165 feet to an Alley.

Being the same property conveyed to Walter R. Russell, Et ux Annie C. Russell by Warranty deed from Jennie M. Wingo Montgomery of record in Book 3818, page 21, Register's Office for Davidson County, Tennessee, dated September 30, 1964 and recorded on October 01, 1964.

Being the same property conveyed to Karen Joyce Russell, unmarried by Quitclaim deed from Walter R. Russell and wife, Annie C. Russell of record in Book 8587, page 13, Register's Office for Davidson County, Tennessee, dated March 27, 1992 and recorded on March 30, 1992.

Being the same property conveyed to Annie C. Russell by Quitclaim deed from Karen Joyce Russell, unmarried of record in Book 11403, page 825, Register's Office for Davidson County, Tennessee, dated March 29, 1999 and recorded on March 29, 1999.

Being the same property conveyed to Annie C. Russell and Deborah A. Shaw by Quitclaim deed from Annie C. Russell, unmarried, of record in Book 11506, page 709, Register's

Office for Davidson County, Tennessee, dated May 24, 1999 and recorded on June 02, 1999.

Being the same property conveyed to Annie C. Russell and Deborah A. Shaw by Quitclaim deed from Annie C. Russell, unmarried, of record in Book 11506, page 709, Register's Office for Davidson County, Tennessee, dated May 24, 1999 and recorded on June 02, 1999. Annie C. Russell having since died intestate on May 30, 2022. Affidavit of Heirship of record in Instrument Number 202212200131318, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah A. Shaw, unmarried, by Quitclaim deed from Randall Eugene Shaw, Beverly Jean Shaw Anderson, Karen Joyce Russell Reed, Lisa Daphne Russell and Alyce Mechele Russell of record in Instrument Number 20221114-0121414, Register's Office for Davidson County, Tennessee, dated November 14, 2022, and recorded on November 14, 2022. Affidavit of Heirship for Pamela Renee Russell, who died intestate on June 28, 2016, of record in Instrument Number 202212200131319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1207 North 8th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of December, 2022.

**Deborah A. Shaw**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah A. Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of December, 2022.

Notary Public

My Commission Expires: 7-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 20, 2022 (date of document).

Affiant Signature

December 20, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023