WARRANTY DEED

Karen Johnson Davidson County
Batch# 955292 DEEDWARR
12/27/2022 01:25:02 PM 3 pgs
Fees: $18.00 Taxes: $2,005.40

20221227-0132634

B-WR-22-910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marshall Development, LLC, a Tennessee limited liability company	Same as new owner	
(NAME)	(NAME)	105-09-0-381-00
~~910 Acklen Avenue~~ 4235 Hillsboro PK #300		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37203-5410~~ 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF MATTIE C. LEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARSHALL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described real estate located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, being the easterly part of Lot No. 31 and the westerly 5 feet of Lot No. 30 on the Map of Waverly Land Company's Subdivision, called "Waverly Place" of record in Book 57, page 95, of the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 55 feet on the northerly side of Acklen Avenue, formerly Prospect Avenue, and runs back between lines 225 feet to an alley in the rear on which it measures 41-1/4 feet.

Being the same property conveyed to James W. Russell and wife, Maudie L. Russell by Warranty Deed from Posey Ellis Jenkins, dated October 07, 1960 and recorded October 10, 1960 in Deed Book 3134, Page 301, in the Register's Office of Davidson County, Tennessee.

Said James W. Russell having died on or about August 3, 1969, leaving subject property vested solely in Maudie L. Russell as surviving tenant by the entirety.

Being the same property conveyed to Mattie C. Lee, unmarried by Quitclaim Deed from Maudie L. Russell, unmarried, reserving a life estate to Maudie L. Russell, dated April 9, 1997 and recorded April 18, 1997 in Deed Book 10420, Page 910, in the Register's Office of Davidson County, Tennessee.

Said Maudie L. Russell died on January 10, 2001, thereby terminating said life estate.

Being the same property conveyed to Mattie C. Lee, an unmarried woman by Quitclaim Deed from Mattie C. Lee dated July 23, 2007 and recorded August 01, 2007 in Instrument Number 20070801-0091634, in the Register's Office of Davidson County, Tennessee.

Said Mattie C. Lee died intestate on January 14, 2013. Probate opened in the Probate Court of Davidson County, Tennessee, Docket No. 13P-593, and pursuant to Agreed Order entered September 23, 2021, the subject real property was brought into the Estate of Mattie C. Lee. Subsequently Agreed Order to Sell Property and Appoint An Independent Administrator entered December 16, 2022, authorizing Keron Sadler as Co-Administrator to convey subject property and appointing Teresa Morgan, Esq, as Independent Administrator.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Easements or claims of easements not shown by the Public Records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **910 Acklen Avenue, Nashville, Tennessee 37203-5410**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF DECEMBER, 2022.

THE ESTATE OF MATTIE C. LEE

BY: Keron Sadler, Co-Administrator
Keron Sadler
Co-Administrator

STATE OF Maryland

COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERON SADLER, CO-ADMINISTRATOR of the THE ESTATE OF MATTIE C. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of December, 2022.

Maria Papavasilis
Notary Public
My Commission Expires: November 20, 2023
(SEAL)

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2023

#39027

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2022.

THE ESTATE OF MATTIE C. LEE

BY: Teresa Morgan, Independent Administrator
Teresa Morgan
Independent Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA MORGAN, INDEPENDENT ADMINISTRATOR of the THE ESTATE OF MATTIE C. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of December, 2022.

Lindsay B Fattal
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212