Warranty Deed

Karen Johnson Davidson County Batch# 966465 DEEDWARR 02/02/2023 12:24:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20230202-0007744	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 27th day of January, 2023. Notary Public My commission expires: 8/15/2024

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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:
Adrian Tiric and Audrey Hannah Tess Myers	New Owner	07203033500
1311 Shelton Ave		
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, **DOROTHY ANNETTE BILLINGS, INDIVIDUALLY, AND AS ADMINISTRATOR OF THE ESTATE OF ELIZABETH LUCILLE EVANS AKA ELIZABETH EVANS WHOSE ESTATE HAS BEEN PROBATED IN CASE NO. 22P-1430 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DENISE EVANS ROBINSON, AND ROBERT EVANS, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIAN TIRIC, AN UNMARRIED MAN, AND AUDREY HANNAH TESS MYERS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

A certain tract or parcel of real estate situated in Davidson County, State of Tennessee, described as follows, to- wit:

Being the easterly part of Lot No.13 on the plan of a part of the Mora Sharpe Lands, as of record in Book 547, page 114, Register's Office for said County, described as follows:

Beginning on the northerly margin of Shelton Avenue, extended at a point 35 feet east of the corner of Lots Nos. 12 and 13, said point being the southeast corner of the property conveyed to R. E. Myers, Trustee by deed from W. H. Haynes, Trustee, of record in Book 904, page 396, said Register's Office thence, with said Myers' easterly line northwardly 185 feet, more or less, to the center of 5-foot right-of-way for a water main; thence with said right-of-way southeastwardly 200 feet to the northerly margin of Shelton Avenue. extended; thence with said Avenue westwardly 112.6 feet to the beginning.

Being the same property conveyed to Robert Brewer Evans and wife, Elizabeth Evans, by Warranty deed from Richard L. White and wife, Shelby C. White, dated December 31, 1968 and recorded January 13, 1969, of record in Book 4301, page 407, Register's Office for Davidson County, Tennessee.

Said Robert Brewer Evans became deceased on August 26, 2020, vesting Elizabeth Evans as surviving tenant. Said Elizabeth Evans became deceased on May 21, 2022. The Estate of Elizabeth Evans filed for Probate in Docket No. 22P-1430, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, naming Dorothy Annette Billings as Administrator of the estate.

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 1311 Shelton Avenue, Nashville, TN 37216, 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 27th day of January, 2023.

Estate of Elizabeth Lucille Evans

By: _____
Dorothy Annette Billings, Administrator

_____
Dorothy Annette Billings, Heir-at-law

_____
Denise Evans Robinson, Heir-at-law

_____
Robert Evans, Jr., Heir-at-law

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 Dorothy Annette Billings, 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 Elizabeth Lucille Evans, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2023.

_____
Notary Public

My Commission Expires: 7.7.25

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

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 Dorothy Annette Billings, Denise Evans Robinson, and Robert Evans, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2023.

_____
Notary Public

My Commission Expires: 7.7.25

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

Certificate of Authenticity

I, Joshua A. Terry, 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 Jan 27, 2023.

Affiant Signature

Feb 2, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Feb 2, 2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON