**NAME AND ADDRESS OF NEW OWNER(S):**
Victor Ghatas
129 Franklin Street
Secaucus, New Jersey 07094
**SEND TAX BILLS TO:**
NEW OWNER

**PREPARED BY:**
L. Garrett Anglin, Attorney
1535 W. Northfield Blvd. Suite 8
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 974916 **DEEDWARR**
02/28/2023 10:50:13 AM 5 pgs
Fees: $28.00 Taxes: $832.50
20230228-0014022

# WARRANTY DEED

**(Map/Parcel ID: 09207026700)**

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Delwin Gordon,** individually and as Personal Representative of the Estate of Ladye Frances Butler, **Melvin Gordon,** and **Glenda Harris,** has this day bargained and sold, and by these presents does transfer and convey unto **2406 Merry St LLC,** it's successors and assigns, that certain tract of land located and situated in Davidson County, Tennessee, and more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being the westerly 39 feet of the easterly 50 feet of Lot No. 16 on the map of Subdivision of Lots Nos. 8, 9, and 10 of Boyd McNairy Plan, as of record in Book 21, page 93, Register's Office for said County. Said part of said lot fronts 39 feet on the northerly side of Merry Street, formerly Watkins Street and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Ladye Frances Gordon, herein by Quitclaim Deed from Odell Gordon, dated March 20th, 1986, and recorded March 25th, 1986, in Book 6812, page 655, of the Register's Office for Davidson County, Tennessee. The said Ladye Frances Gordon, being one and the same as Ladye Butler, having since passed away testate on June 28, 2020, leaving said property to her three children, Melvin Gordon, Glenda Harris, and Delwin Gordon, equally.

Any and all restrictions and/or encumbrances of record, including but not limited to: Plat of record in instrument 21-93.

This property is known as 2406 Merry Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, its successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear, and unencumbered, except for 2023 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid her prorated share unto the grantee; and Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

**WITNESS MY HAND AND SIGNATURE** on this the 17th day of February, 2023.

**SELLER:**

Delwin Gordon, Personal Representative

Delwin Gordon, Personal Representavie

Delwin Gordon

Delwin Gordon

**STATE OF** Tennessee )

:

**COUNTY OF** Rutherford )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Delwin Gordon individually and as Personal Representative of the Estate of Layde Butler,** the within named bargainor, with whom I am personally acquainted, and who, upon oath acknowledged himself to be Personal Representative of the **Estate of Layde Butler** or proved to me on the basis of satisfactory evidence, and that he, individually an and as such Personal Representative being authorized so to executed the foregoing instrument (Warranty Deed) for the purposes therein contained, by signing his name individually and the name of the **Estate of Layde Butler** by himself as Personal Representative.

**WITNESS MY HAND AND SEAL, this** 17th **day of** February, **2023.**

Notary Public

My Commission Expires: 04/19/2026

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**WITNESS MY HAND AND SIGNATURE** on this the 17th day of February, 2023.

**SELLER:**

Melvin Gordon

STATE OF Tennessee )
:
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melvin Gordon**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the forgoing instrument (Warranty Deed) for purposes therein contained

**WITNESS MY HAND AND SEAL, this** 17 **day of** February, **2023.**

REGINALD M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public

My Commission Expires: 7-6-2026

**WITNESS MY HAND AND SIGNATURE** on this the 17th day of February, 2023.

**SELLER:**

Glenda Harris

**STATE OF** Tennessee )
:
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenda Harris**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the forgoing instrument (Warranty Deed) for purposes therein contained

**WITNESS MY HAND AND SEAL, this** 17 **day of** February, **2023.**

Notary Public

My Commission Expires: 7-6-2026

REGINALD M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

## AFFIANT

I do hereby swear or affirm that the actual consideration for this transfer is $225,000.00.

Affiant

Sworn to and subscribed before me this 17th day of February, 2023.

NOTARY PUBLIC
My Commission Expires: Dec. 19, 2026

CHARLOTTE TODD-VENTRESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD