NAME AND ADDRESS OF NEW OWNERS:
Amer Angley
PO Box 178165
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
NEW OWNER
PO Box 178165
Nashville, TN
37217

Karen Johnson Davidson County
Batch# 987938 DEEDWARR
04/03/2023 04:04:30 PM 5 pgs
Fees: $28.00 Taxes: $928.70
20230403-0024194

WARRANTY DEED

WITH EXECUTOR'S QUITCLAIM

(Tax Parcel ID # 150 01 0 003.00)

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 **St Jude Children's Research Hospital and The Nashville Humane Association,** have bargained and sold and do hereby transfer and convey unto **Amer Angley,** his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 272, Section One, Edge-O-Lake Estates, as of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 272 fronts 80.21 feet on the easterly side of Bell Road and extends back 168.35 feet on the north line and 170.0 feet on the south line to a dead line in the rear, measuring 96.04 feet thereon.

Being the same property conveyed to JoAnn Grooms, unmarried by Quitclaim Deed filed for record on December 10, 2003 in Instrument Number 20031210-0177090 and re-recorded in Instrument Number 20040127-0010226, of the Register's Office of Davidson County, Tennessee. The said JoAnn Grooms died testate on November 25, 2022, and pursuant to the Last Will and Testament of JoAnn A. Grooms of record in Docket No. 22P2385, in the Circuit Court (Probate Division) of Davidson County, Tennessee, the devisees of said estate are St Jude Children's Research Hospital and The Nashville Humane Association.. Marshall M. Snyder, Attorney, was appointed as Executor of the Estate of JoAnn Grooms as evidenced by Letters of Testamentary issued by the Circuit Court Clerk of Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2023 real property taxes which will be prorated at closing.

taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Marshall Snyder, Executor of the Estate of Joann Grooms hereby joins in this conveyance for the purpose of quitclaiming any and all interest of said Estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 30 day of March 2023.

St Jude Children's Research Hospital

By: _____
Forest J. Dorkowski, Senior Director. ALSAC
Legal Department, Authorized Representative

_____
Marshall Snyder, Executor of the Estate of
Joann Grooms

State of TN
County of Shelby

Personally appeared before me, a notary public in and for the state and county aforementioned, Forest J. Dorkowski, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Senior Director, ALSAC Legal Department, Authorized Representative of St Jude Children's Research Hospital and that she as such Senior Director, ALSAC Legal Department, Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Senior Director, ALSAC Legal Department. Authorized Representative.

Witness my hand and seal this 30 of March, 2023

_____
Notary Public
My Commission Expires: _____

KELLY WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 6-6-2027

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Snyder, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be Executor of the Estate of Joann Grooms, and that he as such Executor executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3 of April, 2023

_____
Notary Public
My Commission Expires: 12-19-2026

JOHN W RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The Nashville Humane Association

By: Laura Baker
Laura Baker, Executive Director

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Laura Baker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executive Director of The Nashville Humane Association and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Executive Director.

Witness my hand and seal this 31 of March, 2023.

Notary Public
My Commission Expires: 05/07/2024

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $251,000.00

Affiant

Witness my hand at office this 3rd of April, 2023

Commission expires: 9/7/2026



Notary Public

Certificate of Authenticity

I, Holly A. Mason, 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 March 31, 2023.

Affiant Signature

3/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2023.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026