Karen Johnson Davidson County
Batch# 989019 DEEDWARR
04/05/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230405-0024959

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2023. Notary Public My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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:
The May Family Trust dated February 8, 2021	New Owner(s)	083-05-0-258.00
1305 Edgewood Place		
Nashville, TN 37206		

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, **TINA ALSTON,*** **A SINGLE INDIVIDUAL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES WINSTON HOWARD MAY AND JULIA ANNA MAY, TRUSTEES OF THE MAY FAMILY TRUST, DATED FEBRUARY 8, 2021**, 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:

Being Lot No. 44 in the Plan of "Edgewood", E. T. Brown's subdivision of the Bransford Place, as of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 60 feet on the North side of Edgewood Place, and extends back Northerly, between parallel lines, 209 feet, more or less, on its Western margin and 203 feet, more or less, on its Eastern margin to Seymour Avenue, formerly Johnson Avenue, having a frontage of 50 feet on Seymour Avenue, formerly Johnson Avenue.

Being the same property conveyed to Eunice H. Biggers by Warranty deed from C. Evelyn Grubbs, George A. Yancey and Juanita Y. Lellyett, heirs at law of George S. Yancey of record in Book 5963, page 100, Register's Office for Davidson County, Tennessee, dated November 09, 1982 and recorded on November 11, 1982. (Value or consideration shown in aforementioned deed $16,500.00.)

Note: Affidavit of Heirship recorded on November 01, 2012 in Instrument No. 20121101-0100426.

Being the same property conveyed to Tina Alston, a single individual by Quitclaim deed from Jacquelyn C. Biggers and Desiree Alynn Benefield, heirs at law of Eunice H. Biggers of record in Instrument No. 20121102-0101328 Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on November 02, 2012.

* AKA Christina Maria Alston

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 1305 Edgewood Place, Nashville, TN 37206, 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 28th day of March, 2023.

Tina Alston

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 Tina Alston, 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 28th day of March, 2023.

Notary Public

My Commission Expires: 3.3.25

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

True Copy Certification

I, **Pam Autry,** 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 this the 28th day of March, 2023.

Affiant Signature
Date 03/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON