Karen Johnson Davidson County
Batch# 998270 DEEDWARR
05/01/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230501-0032089

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2023.

Notary Public

My commission expires: 03/21/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The 1322 Jones Ave Trust	**New Owner**	**07116037700**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Beverly Taylor, Tyrone Upshaw, Wanda Transley and Tracey Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 1322 Jones Ave Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Tom Joy Subdivision, of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Willie Upshaw and wife, Carrie P Upshaw, by Warranty Deed from Betty I Smith, dated February 24, 1971, of record in Book 4488, Page 320, in the Register's Office for Davidson County, Tennessee. Willie Upshaw died on 10/21/94 leaving Carrie P. Upshaw as the surviving tenant. Carrie P. Upshaw died intestate and unmarried on 11/19/03, survived by the following four issue: Beverly Taylor, Tyrone Upshaw, Wanda Transley, and Patricia Holden. Patricia Holden died on 12/202/20 leaving Tracey Cunningham as her sole issue. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202305010032087, and Instrument No. 202305010032088, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of said Grantors, their spouses, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1322 Jones Ave, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Beverly Taylor Date: 4/27/23
Beverly Taylor

Tyrone Upshaw Date: 4/27/23
Tyrone Upshaw

Wanda Transley Date: 4/27/23
Wanda Transley

Tracey Cunningham Date: 4/27/23
Tracey Cunningham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Beverly Taylor, Tyrone Upshaw, Wanda Transley, and Tracey Cunningham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark Bleeden, 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 4/27/23.

Date

Affiant Signature

4/27/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of April, 2023.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY