Karen Johnson Davidson County
Batch# 998271 DEEDWARR
05/01/2023 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20230501-0032090

Warranty Deed

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 14th day of April, 2023.

Julie Baily
Notary Public

My commission expires: 9-2-2024

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:
Adam & Jacobson Investments, LLC	New Owner(s)	063-08-0-215.00 & 063-08-0-059.00
940 Maxwell Avenue		
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, **MELVIN LINDSLEY, A MARRIED PERSON***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Property 1:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lots Nos. 30 and 32 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said lots Nos 30 and 32 front together 50 feet on the West side of Cumberland Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Lindsley and wife, Maggie Lindsley by deed from N. McKay Bryan and wife, Daisey Simpson Bryan of record in Book 770, page 294, Register's Office for Davidson County, Tennessee, dated July 17, 1976 and recorded on July 22, 1976. Said John Lindsley became deceased on July 05, 1966.

Being the same property conveyed to Melvin Eugene Lindsley and Dorothy Lindsley Lyons, as tenants in common by Warranty deed from Maggie Lindsley, a widow, retaining a life estate interest of record in Book 5048, page 409, Register's Office for Davidson County, Tennessee, dated July 17, 1976 and recorded on July 22, 1976. Said Maggie Lindsley became deceased on March 11, 1977, thereby terminating said life estate. Said Dorothy Lindsley Lyons became deceased on May 11, 2020, survived by Melvin

Lindsley. Affidavit of Heirship of record in Instrument No. 20230405-0024624, said register's office- Affiant is Robert Murhead, Jr.

Property 2:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lots Nos. 34 and 36 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said lots Nos 30 and 32 front together 50 feet on the West side of Cumberland Avenue, and run back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to John and Maggie Lindsley by deed from Emma L. Bryan of record in Book 579, page 285, Register's Office for Davidson County, Tennessee, dated March 24, 1922 and recorded on September 14, 1922.

Said John Lindsley became deceased on July 05, 1966. Said Maggie Lindsley became deceased on March 11, 1977. Said John and Maggie Lindley were survived by three children, Dorothy Lindsley Lyons, Mary Elizabeth Lindsley and Charles Lindsley.

Charles Lindsley passed on October 26, 1994, survived by his wife Elizabeth Lindsley, and two children, Cynthia Howse and Venetia Ontavia King. Elizabeth Lindsley deceased on November 2, 2015, leaving Last Will and Testament filed for Probate in Docket No. 17P1073, Circuit Court of Davidson County, Tennessee and of record in Instrument Number 20190626-0062074, Register's Office for Davidson County, Tennessee. Said Venetia Ontavia King having deceased on March 18h, 2017, leaving Last Will and Testament filed for Probate in Docket No. 17P1074, Circuit Court of Davidson County, Tennessee and of record in Instrument Number 20190625-0061680, Register's Office for Davidson County, Tennessee.

Mary Elizabeth Lindsley deceased September 17, 2016, leaving Last Will and Testament filed for Probate in Docket No. 18P1777, Circuit Court of Davidson County, Tennessee and of record in Instrument Number 20230105-0000991, Register's Office for Davidson County, Tennessee.

Dorothy Lindsley Lyons became deceased on May 11, 2020, survived by Melvin Lindsley. Affidavit of Heirship of record in Instrument No. 20230405-0024624, said register's office-Affiant is Robert Murhead, Jr. Said Affidavit of Heirship shows Melvin Lindsley, Cynthia Howse, Ontavia T. Howse, Stephen C. Howse, Adrena Austin, Michael Austin, and Kimberly Austin as the current heirs at law of John Lindsley.

Being the same property conveyed to Melvin Lindsley, a married person, by Quitclaim Deed from Cynthia Howse, Ontavia T. Howse, Stephen C. Howse, Adrena Austin, Michael Austin, and Kimberly Austin, of record as Instrument Number **20230413-0027253**, Register's Office for Davidson County, Tennessee, dated April 13, 2023, and recorded on April **13th**, 2023.

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 4015 & 4017 Cumberland Avenue, Old Hickory, TN 37138, 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.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2023.

Melvin E. Lindsley

Melvin Lindsley

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melvin Lindsley, 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 14th day of April, 2023.

Notary Public

My Commission Expires: 01·22·2026

FABIAN ROMERO
Notary Public
Montgomery County
Maryland
My Commission Expires Jan. 22, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 1, 2023 (date of document).

Affiant Signature

May 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023