**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5989-WE

Karen Johnson Davidson County
Batch# 1010496 DEEDWARR
06/02/2023 10 55.42 AM 2 pgs
Fees $13 00 Taxes $7,770 00

20230602-0041820

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Sammy Lynn Coleman and Phillip Wilson Stewart** | NEW OWNER | |
| 3821 West End Avenue #302 | | 104-09-0R-302.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, **Jack Herndon, Executor of the Estate of Eleanor M. Akers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sammy Lynn Coleman and Phillip Wilson Stewart, a married couple**

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.

A Condominium Apartment in Davidson County, Tennessee, being Unit No 302 of The Southgate Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No 20060307-0026322, as amended in Instrument Nos. 20070606-0068095, 20080616-0061599, 20131015-0107794, 20160219-0016049, and 20170421-0039440, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to J Clark Akers, III and Eleanor M Akers, husband and wife, by Warranty Deed from Michael W Barton and Barbara B Barton, husband and wife, of record in Instrument No 20190329-0028721 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 29, 2019.

J Clark Akers, III, a/k/a James Clark Akers, III, died on February 20, 2020, vesting Eleanor M Akers as the surviving tenant Eleanor M Akers died on April 4, 2022 Pursuant to the Last Will and Testament of Eleanor Miller Akers, all interest in the real property described herein was made part of her Probate Estate and, as such, is subject to the control of Jack Herndon as Executor The Probate Estate of Eleanor Miller Akers is filed in Docket No. 22P737, Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **3821 West End Avenue #302, Nashville, TN 37205**

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 is 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.

Witness our hands this the 31 day of May, 2023.

The Estate of Eleanor M. Akers

BY: _____
Jack Herndon, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jack Herndon, Executor of the Estate of Eleanor M. Akers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of May, 2023

My Commission expires: Jan 8, 2024

_____
Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON