WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013011 DEEDWARR
06/08/2023 03 23 32 PM 2 pgs
Fees $13 00 Taxes $1,147 00

20230608-0043772

BS-RG-23-1346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
1st Chance Investments, LLC **True Investments Inc.**	**New Owner**	
(NAME) **2823 Dickerson Pike**	(NAME)	**061-16-0-127.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN L. NELSON, EXECUTOR OF THE ESTATE OF MARY M. BARNES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1ST CHANCE INVESTMENTS, LLC AND TRUE INVESTMENTS INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 11 and the westerly 10 feet of Lot 12, of Block E on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee

Said Lot No 11 and part of Lot No 12 front together 60 feet on the southwesterly side of Greenland Avenue and run back 276 2 feet on the northwesterly line and 267 feet, more or less, on the southeasterly line to a dead line

Being the same property conveyed to Joe L Barnes and wife, Mary M Barnes by Warranty Deed from Gertrude M Bozeman of record in Book 3501, page 265, Register's Office for Davidson County, Tennessee, dated January 15, 1963 and recorded on January 15, 1963

Said Joe L Barnes died on August 31, 2007, vesting Mary M Barnes as surviving tenant

Said Mary M Barnes died testate on January 24, 2023, leaving Last Will and Testament filed for Probate in Case No 23P-197, Circuit Court of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee
- Driveway Easement of record in Instrument Number 20060816-0101027, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1346 Greenland Ave, Nashville, Tennessee 37216**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF JUNE, 2023.

Estate of Mary M Barnes

BY _____
Stephen L Nelson
Executor

STATE OF ~~TENNESSEE~~ &c. OHIO
COUNTY OF ~~DAVIDSON~~ &c. MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN L NELSON, EXECUTOR of the ESTATE OF MARY M BARNES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 6th of June, 2023

Stanley Christian Jr.
Notary Public
My Commission Expires 8/2/2025
(SEAL)

NOTARY PUBLIC STATE OF OHIO
STANLEY CHRISTIAN JR
Notary Public
State of Ohio
My Comm Expires
August 2, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212