Karen Johnson Davidson County
Batch# 1030327 DEEDWARR
07/25/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230725-0057318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-BC-23-1006

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)
North Nash Dev, LLC	New Owner	
(NAME)	(NAME)	**092-01-0-109.00**
1225 Davidson Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **MIKE J. URQUHART, ADMINSTRATOR OF THE ESTATE OF MARY E. SPANN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NORTH NASH DEV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the southerly 47-1/2 feet of Lot 17 of Block 32, on the Plan of Midway, of record in Plat Book 421, Page 11, in the Register's Office for Davidson County, Tennessee.

Said 47-1/2 feet of said Lot No. 17 fronts on the easterly side of 33rd Avenue North, and extends back easterly between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe B. Gilbert and wife, Leighton Gilbert, by Deed from Charlie Hale and wife, Nella Hale, of record in Book 843, page 132, Register's Office for Davidson County, Tennessee, dated June 26, 1929 and recorded on July 15, 1929.

Affidavit of Heirship dated June 15, 1983, of record in Book 6076, Page 19, in the Register's Office for Davidson County, Tennessee, recorded June 15, 1983, states that:

Joe B. Gilbert died intestate February 19, 1948, leaving his wife Leighton Gilbert as the surviving tenant by the entirety;

Leighton Gilbert died unmarried and intestate on September 15, 1982, survived by her only daughter, Omega Gilbert, now known as Omega Collier.

Affidavit of Heirship dated December 14, 2000 of record in Instrument Number 20010123-0006788, in the Register's Office for Davidson County, Tennessee, recorded January 23, 2001, states that:

Omega Gilbert was married to Willie Spann who died in 1959, survived by his wife and their only child, Mary E. Spann; and

Omega Gilbert Spann married Joseph A. Collier, they had no children and he died in 1984, survived by his wife and only step-child, Mary E. Spann; and

Omega Gilbert Spann Collier died intestate on December 2, 2000, survived by her only daughter, Mary E. Spann.

Affidavit of Heirship dated August 10, 2006, of record in Instrument Number 20060810-0098642, in the Register's Office for Davidson County, Tennessee, recorded August 10, 2006, states that:

Omega Gilbert also known as Omega Collier, died December 2, 2000, survived by her only daughter, Mary

E. Spann.

The said Mary E. Spann having since died intestate on May 11, 2021 and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 21P1275), Mike Urquhart was appointed as the Estate Administrator, with Letters of Administration being issued to him on August 30, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 11, 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: **1006 33rd Ave N, Nashville, Tennessee 37209**.

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 21st DAY OF JULY, 2023.

Estate of Mary E. Spann

BY:_____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the ESTATE OF MARY E. SPANN, 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 21st of July, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

I, Kara Wall, 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 7/21/23 (date of document).

Affiant Signature

Date 7/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025